



Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, March 8, 2021
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room
Meeting Held Virtually - Via Zoom Only

Meeting Procedures Statement

This meeting will be conducted by audio and video conference as well as broadcasted on cable and streamed online without a physically present quorum of the Village Board because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. The Village has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Village Manager and Village Clerk will be in attendance at the Civic Center in compliance with the Act.

To participate in this meeting at the appointed date and time, please visit the following link: <https://us02web.zoom.us/j/85821850795?pwd=eXJBScdyek5tMGlxZDNkS01xSnRvZz09>

Password: 682723

Or join by telephone:

Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 858 2185 0795

Passcode: 682723

- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Audience Participation**

1) Open:

The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. To participate in this meeting at the appointed date and time, please visit:

<https://us02web.zoom.us/j/85821850795?pwd=eXJBScdyek5tMGlxZDNkS01xSnRvZz09>

In lieu of participating in the electronic meeting, the public may also complete a public comment form which will be read into the record during the meeting. This form can be found at www.glenellyn.org/publiccomment. Members of the public are welcome to speak or submit public comment forms on any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public may speak up to (3) three minutes on those items or may submit public comment forms which will be read into the record during that agenda item.

E. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

Motion to approve the following items including Payroll and Vouchers totaling \$2,885,042.96. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Christiansen)

- 1) Total Expenditures (Payroll and Vouchers) - \$2,885,042.96
- 2) February 8, 2021 Village Board Meeting Minutes
- 3) Approve a Retail Façade Improvement Award in the Amount of \$10,000 for Trans Holding Corp at 507 Pennsylvania Avenue, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)
- 4) Resolution No. 21-02, A Resolution to Allow Service Credit for Military Leave that Interrupts Illinois Municipal Retirement Fund (IMRF) Participation (Finance Director Coyle)
- 5) Resolution No. 21-03, A Resolution to Allow Illinois Municipal Retirement Fund (IMRF) Service Credit for Military Service Earned Prior to Participation in IMRF (Finance Director Coyle)
- 6) Resolution No. 21-04, A Resolution Concerning Village of Glen Ellyn Work in State Rights-of-Way Effective from January 1, 2021 to December 31, 2022 (Public Works Director Hansen)
- 7) Authorize the Village Manager to Execute Change Order No. 1 to the Design Engineering Services Agreement with Civiltech Engineering Inc. of Itasca, Illinois, for the CBD Streetscape and Utility Improvement Project for Additional Phase II Engineering Services in the amount of \$134,082.70, Resulting in a Revised Total Fixed Price of \$1,137,256.70, to be Expensed to the Capital Projects and Water & Sewer Funds (Professional Engineer Daubert)

- 8) Authorize the Village Manager to Execute a Contract for 2021-2023 Landscape Maintenance Service to Beary Landscape Inc., Illinois, in a Not-to-Exceed Amount of \$253,560 (Public Works Director Hansen)
- 9) Authorize the Village Manager to Execute a Contract for Parkway Restoration Work for 2022-2023 to Balanced Environments in a Not-to-Exceed Amount of \$27,250, to be Expensed to the General Fund (Public Works Director Hansen)

F. Apex 400 Deviation (Presented by Community Development Director Springer) (Trustee Enright)

- 1) Ordinance No. 6853, An Ordinance Amending Ordinance No. 6672 and No. 6690 which Granted Approval of the Preliminary and Final Planned Unit Development Plans for the Apex 400 Mixed Use Development at 400 & 418-424 N. Main Street

G. 427-433 N. Main Street Easement Agreement (Presented by Community Development Director Springer) (Trustee Enright)

- 1) Motion to Approve a Permanent Easement Agreement and a Construction Easement Agreement for the Properties Located at 427-433 N. Main Street, Subject to Attorney Review

H. 2020 and 2021 Budget Amendments (Presented by Finance Director Coyle) (Trustee Christiansen)

- 1) Ordinance No. 6856, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ended December 31, 2020
- 2) Ordinance No. 6857, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2021 to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements

I. Reminders

- 1) A Village Board Workshop is scheduled for Monday, March 15, 2021 at 7:00 p.m.
- 2) A Village Board Meeting is scheduled for Monday, March 22, 2021 at 7:00 p.m.

J. Other Business

K. Adjourn



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Lori Thomas

**AGENDA ITEM (ID
2021-944)**

DOC ID: 2021-944

Total Expenditures (Payroll and Vouchers) - \$2,885,042.96

Statement of the Issue:

Please see the attached voucher report.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Please approve the attached vouchers.

Attachments:

1. Vouchers 2021-03-08

**Approval of Vouchers
For the Village Board Meeting on March 8, 2021**

EXPENDITURES:

Accounts Payable Warrant 0221-3	2/19/2021	\$161,727.76		
Accounts Payable Warrant 0221-4	2/26/2021	\$2,104,497.16		
Accounts Payable Warrant 0221-5	2/26/2021	\$50,990.75		
Sub-Total		\$2,317,215.67	Warrant Total	<u>\$2,317,215.67</u>

PAYROLL EXPENDITURES

February 26, 2021

Net Employee Payroll Checks	\$347,514.92		
<u>Employee & Employer Payroll Deductions:</u>			
Employee Deductions*	\$166,371.81		
IMRF - Employer contribution	\$25,890.27		
Social Security/Medicare Tax Withheld - Employer portion	\$28,050.29		
Total Payroll	<u>\$567,827.29</u>	<u>\$567,827.29</u>	

GRAND TOTAL \$2,885,042.96

* Employee deductions include contributions for pensions, health insurance, union dues and other employee directed deductions such as tax withholdings, 457 & 125 plan contributions and supplemental life insurance.

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
13 ACCURATE OFFICE SUPPLY CO.											
114010		02/09/2021		0221-3	243420	22.47	22.47	02/12/2021	INV	PD	MONSON NOTARY STAMP
INVOICE:535557 CHECKDATE:02/19/2021											
52 SOUTH WEST INDUSTRIES INC											
113841		02/01/2021		0221-3	243421	211.00	211.00	02/12/2021	INV	PD	MONTHLY MAINT. FEB 2021
INVOICE:INV-38111-D9T2 CHECKDATE:02/19/2021											
65 AT&T											
114207		02/04/2021		0221-4	243507	109.47	109.47	02/26/2021	INV	PD	152796430 0221
INVOICE:152796430 0221 CHECKDATE:02/26/2021											
96 BONNELL INDUSTRIES, INC.											
113888		02/02/2021		0221-3	243423	75.00	75.00	02/19/2021	INV	PD	PW #10-202 PARTS
INVOICE:0197247-IN CHECKDATE:02/19/2021											
103 BRISTOL HOSE & FITTING											
113887		02/08/2021		0221-3	243424	109.08	109.08	02/19/2021	INV	PD	INVENTORY - HYD HOSE
INVOICE:3449642 CHECKDATE:02/19/2021											
114284		02/15/2021		0221-4	243510	232.08	232.08	02/26/2021	INV	PD	INVENTORY - HYD FITTINGS
INVOICE:3450097 CHECKDATE:02/26/2021											
						341.16					
114 CASCO INTERNATIONAL											
113842		02/04/2021		0221-3	243426	173.00	173.00	02/12/2021	INV	PD	SAFETY STAMP REDEMPTION
INVOICE:1747106 CHECKDATE:02/19/2021											
113843		02/04/2021		0221-3	243426	135.00	135.00	02/12/2021	INV	PD	SAFETY STAMP REDEMPTION
INVOICE:1747295 CHECKDATE:02/19/2021											
114034		02/12/2021		0221-3	243426	274.00	274.00	02/19/2021	INV	PD	OPERATING SUPPLIES
INVOICE:1755042 CHECKDATE:02/19/2021											
114245		02/22/2021		0221-4	243511	95.00	95.00	02/26/2021	INV	PD	SOUND BAR
INVOICE:1758165 CHECKDATE:02/26/2021											
						677.00					
120 CANON SOLUTIONS AMERICA, INC											
114204		02/09/2021		0221-4	243513	170.31	170.31	02/26/2021	INV	PD	PD COPIER
INVOICE:26212143 CHECKDATE:02/26/2021											
128 CARQUEST AUTO PARTS OF WHEATON IL, INC											
114271		01/06/2021		0221-4	243515	149.72	149.72	02/26/2021	INV	PD	PW#20-008 PARTS
INVOICE:15517-13275 CHECKDATE:02/26/2021											
114272		01/06/2021		0221-4	243515	138.53	138.53	02/26/2021	INV	PD	PARTS PW#261
INVOICE:15517-13354 CHECKDATE:02/26/2021											
114273		01/06/2021		0221-4	243515	245.97	245.97	02/26/2021	INV	PD	OPERATING PARTS
INVOICE:15517-13388 CHECKDATE:02/26/2021											
114275		01/11/2021		0221-4	243515	15.46	15.46	01/11/2021	INV	PD	PD #005 WIPER BLADES

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:15517-13999			CHECKDATE:02/26/2021									
114276		01/11/2021		0221-4	243515	59.93		59.93	01/11/2021	INV	PD	PD #005 TIE ROD
INVOICE:15517-14021			CHECKDATE:02/26/2021									
114274		01/11/2021		0221-4	243515	-245.97		-245.97	01/11/2021	CRM	PD	PARTS RETURN
INVOICE:15517-14048			CHECKDATE:02/26/2021									
114277		01/12/2021		0221-4	243515	63.26		63.26	02/26/2021	INV	PD	PD#20-008 PARTS
INVOICE:15517-14222			CHECKDATE:02/26/2021									
114278		01/12/2021		0221-4	243515	117.12		117.12	02/26/2021	INV	PD	PD#20-008 PARTS
INVOICE:15517-14251			CHECKDATE:02/26/2021									
114279		01/18/2021		0221-4	243515	17.59		17.59	02/26/2021	INV	PD	GWA #643 PARTS
INVOICE:15517-15284			CHECKDATE:02/26/2021									
114280		01/27/2021		0221-4	243515	8.70		8.70	02/26/2021	INV	PD	PD #001 PARTS
INVOICE:15517-16997			CHECKDATE:02/26/2021									
						570.31						
137 CDW GOVERNMENT, INC.												
114036		01/28/2021		0221-3	243427	360.00		360.00	02/19/2021	INV	PD	INVENTORY - ANTENNA
INVOICE:7282288			CHECKDATE:02/19/2021									
142 WJN ENTERPRISES, INC												
114039		02/09/2021		0221-3	243428	363.64		363.64	02/19/2021	INV	PD	INVENTORY - PLOW BLADE
INVOICE:631954A			CHECKDATE:02/19/2021									
114041		02/09/2021		0221-3	243428	800.00		800.00	02/19/2021	INV	PD	INVENTORY - PLOW CURB GUARD
INVOICE:631956A			CHECKDATE:02/19/2021									
114040		02/09/2021		0221-3	243428	630.00		630.00	02/19/2021	INV	PD	INVENTORY - PLOW CUTTING EDGE
INVOICE:631995A			CHECKDATE:02/19/2021									
						1,793.64						
147 CHICAGO DISTRICT GOLF ASSN.												
113949		02/06/2021		0221-3	243429	800.00		800.00	02/12/2021	INV	PD	ANNUAL DUES
INVOICE:2138-207			CHECKDATE:02/19/2021									
175 COMMONWEALTH EDISON COMPANY												
114224		02/11/2021		0221-4	243521	1,085.83		1,085.83	02/26/2021	INV	PD	0018071031 0221
INVOICE:0018071031 0221			CHECKDATE:02/26/2021									
114237		02/09/2021		0221-4	243530	26.44		26.44	02/26/2021	INV	PD	0020022084 0221
INVOICE:0020022084 0221			CHECKDATE:02/26/2021									
114238		02/09/2021		0221-4	243531	336.27		336.27	02/26/2021	INV	PD	0082045001 0221
INVOICE:0082045001 0221			CHECKDATE:02/26/2021									
114295		02/16/2021		0221-4	243520	73.79		73.79	02/26/2021	INV	PD	0175026025 0221
INVOICE:0175026025 0221			CHECKDATE:02/26/2021									
114226		02/11/2021		0221-4	243523	98.00		98.00	02/26/2021	INV	PD	0213156104 0221
INVOICE:0213156104 0221			CHECKDATE:02/26/2021									
114225		02/11/2021		0221-4	243522	91.15		91.15	02/26/2021	INV	PD	1773149091 0221
INVOICE:1773149091 0221			CHECKDATE:02/26/2021									
114229		02/11/2021		0221-4	243526	118.10		118.10	02/26/2021	INV	PD	2215042016 0221
INVOICE:2215042016 0221			CHECKDATE:02/26/2021									
114239		02/10/2021		0221-4	243532	30.47		30.47	02/26/2021	INV	PD	2217156139 0221
INVOICE:2217156139 0221			CHECKDATE:02/26/2021									
114230		02/08/2021		0221-4	243527	86.31		86.31	02/26/2021	INV	PD	2493106006 0221
INVOICE:2493106006 0221			CHECKDATE:02/26/2021									

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
114231		02/10/2021		0221-4	243528	982.04		982.04	02/26/2021	INV	PD	3965055040 0221
INVOICE:3965055040 0221 CHECKDATE:02/26/2021												
114240		02/16/2021		0221-4	243533	388.68		388.68	02/26/2021	INV	PD	4145057007 0221
INVOICE:4145057007 0221 CHECKDATE:02/26/2021												
114296		02/10/2021		0221-4	243534	70.39		70.39	02/26/2021	INV	PD	4338096178 0221
INVOICE:4338096178 0221 CHECKDATE:02/26/2021												
114228		02/11/2021		0221-4	243525	86.94		86.94	02/26/2021	INV	PD	4593032014 0221
INVOICE:4593032014 0221 CHECKDATE:02/26/2021												
114232		02/10/2021		0221-4	243529	1,786.56		1,786.56	02/26/2021	INV	PD	5373072000 0221
INVOICE:5373072000 0221 CHECKDATE:02/26/2021												
114227		02/11/2021		0221-4	243524	129.99		129.99	02/26/2021	INV	PD	5897103011 0221
INVOICE:5897103011 0221 CHECKDATE:02/26/2021												
113795		01/12/2021		0221-3	243432	119.95		119.95	02/12/2021	INV	PD	4338096178 0121
INVOICE:7584020116 0121 CHECKDATE:02/19/2021												
114297		02/10/2021		0221-4	243535	109.03		109.03	02/26/2021	INV	PD	7584020116 0221
INVOICE:7584020116 0221 CHECKDATE:02/26/2021												
						5,619.94						
179 COMPUTERIZED FLEET ANALY., INC												
113891		02/05/2021		0221-3	243434	1,795.00		1,795.00	02/19/2021	INV	PD	CFA - SOFTWARE SUPPORT
INVOICE:14561 CHECKDATE:02/19/2021												
204 DAILY HERALD												
114217		01/29/2021		0221-4	243538	78.20		78.20	02/26/2021	INV	PD	PUBLIC NOTICE
INVOICE:169689 CHECKDATE:02/26/2021												
241 DU-COMM												
114065		11/02/2020		0221-3	243438	239.20		239.20	02/19/2021	INV	PD	E-DISPATCH NOVEMEBER 2020 - A
INVOICE:17388 CHECKDATE:02/19/2021												
248 DUPAGE COUNTY CLERK												
114013		01/20/2021		0221-3	243439	10.00		10.00	02/12/2021	INV	PD	NOTARY CERTIFICATE - WEBBER
INVOICE:1-20-2021 WEBBER CHECKDATE:02/19/2021												
249 DUPAGE COUNTY												
114251		02/01/2021		0221-4	243541	456.00		456.00	02/26/2021	INV	PD	RECORDING FEES - ORDINANCES &
INVOICE:114251 CHECKDATE:02/26/2021												
291 EUCLID BEVERAGE, LLC												
113893		02/04/2021		0221-3	243440	397.75		397.75	02/19/2021	INV	PD	BEVERAGE RESALE
INVOICE:W-2635772 CHECKDATE:02/19/2021												
301 FEDERAL EXPRESS CORPORATION												
114252		02/04/2021		0221-4	243549	7.03		7.03	02/26/2021	INV	PD	POSTAGE 17.0014
INVOICE:7-266-81557 CHECKDATE:02/26/2021												
311 THE TERRAMAR GROUP, INC												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
114285		02/11/2021		0221-4	243551	135.19		135.19	02/26/2021	INV	PD	PD #007 PARTS
INVOICE:76459 CHECKDATE:02/26/2021												
315 ACUSHNET COMPANY												
113957		02/03/2021		0221-3	243443	1,010.45		1,010.45	02/12/2021	INV	PD	MERCHANDISE FOR RESALE
INVOICE:910253377 CHECKDATE:02/19/2021												
113958		02/04/2021		0221-3	243443	1,385.40		1,385.40	02/12/2021	INV	PD	MERCHANDISE FOR RESALE
INVOICE:910258611 CHECKDATE:02/19/2021												
113956		02/08/2021		0221-3	243443	1,800.91		1,800.91	02/12/2021	INV	PD	MERCHANDISE FOR RESALE
INVOICE:910272736 CHECKDATE:02/19/2021												
						4,196.76						
348 GLEN ELLYN CHAMBER OF COMMERCE												
113896		02/08/2021		0221-3	243447	200.00		200.00	02/19/2021	INV	PD	EMPLOYEE AWARDS
INVOICE:19545 CHECKDATE:02/19/2021												
355 GLEN ELLYN PUBLIC LIBRARY												
113749		01/28/2021		0221-3	243448	2,625.00		2,625.00	02/05/2021	INV	PD	2020 WELLNESS INCENTIVE
INVOICE:113749 CHECKDATE:02/19/2021												
PPRT-130		02/23/2021		0221-4	27025	360.84		360.84	02/26/2021	DIR	PD	PPRT TO LIBRARY 0221
INVOICE:PPRT-149 CHECKDATE:02/26/2021												
						2,985.84						
360 GLENBARD W. W. TREATMENT PLT.												
10519111		02/23/2021		0221-4	27026	290,843.00		290,843.00	02/26/2021	DIR	PD	MONTHLY FLOW BILL 0221
INVOICE:FY20-13 CHECKDATE:02/26/2021												
388 H-O-H WATER TECHNOLOGY, INC												
113811		01/26/2021		0221-3	243455	257.09		257.09	02/12/2021	INV	PD	OPERATING SUPPLIES
INVOICE:596921 CHECKDATE:02/19/2021												
114246		02/17/2021		0221-4	243560	268.19		268.19	02/26/2021	INV	PD	OPERATING SUPPLIES
INVOICE:598485 CHECKDATE:02/26/2021												
						525.28						
389 HOLSTEIN'S GARAGE												
114286		01/31/2021		0221-4	243561	419.50		419.50	02/26/2021	INV	PD	SAFETY LANE INSPECTIONS JAN 20
INVOICE:1544 CHECKDATE:02/26/2021												
414 ILLINOIS DEPT. OF REVENUE												
ST-1-169		02/23/2021		0221-4	27031	1,112.00		1,112.00	02/26/2021	DIR	PD	LINKS SALES TAX 0221
INVOICE:ST-1-186 CHECKDATE:02/26/2021												
415 ILLINOIS EPA												
113905		01/15/2021		0221-3	26829	53,972.57		53,972.57	02/19/2021	DIR	PD	PROJECT #L17-2454 BILL #26
INVOICE:26 CHECKDATE:02/10/2021												
425 ILLINOIS SECTION AWWA												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
114313 INVOICE:2000059679		02/09/2021		0221-4 CHECKDATE:02/26/2021	243565	22.00		22.00	02/26/2021	INV	PD	2021 SPRING REG. UPDATE
546 LEN'S ACE HARDWARE, INC.												
113874 INVOICE:97230/3		10/28/2020		0221-3 CHECKDATE:02/19/2021	243465	44.97		44.97	02/12/2021	INV	PD	OPERATING SUPPLIES FOR COMM DE
114209 INVOICE:98711/3		02/16/2021		0221-4 CHECKDATE:02/26/2021	243568	3.59		3.59	02/26/2021	INV	PD	PARTS
114292 INVOICE:98728/3		02/17/2021		0221-4 CHECKDATE:02/26/2021	243568	1.53		1.53	02/26/2021	INV	PD	PARTS
114210 INVOICE:98740/3		02/18/2021		0221-4 CHECKDATE:02/26/2021	243568	14.38		14.38	02/26/2021	INV	PD	PARTS
						64.47						
590 MEADE ELECTRIC COMPANY, INC.												
114218 INVOICE:695457		02/01/2021		0221-4 CHECKDATE:02/26/2021	243571	322.22		322.22	02/26/2021	INV	PD	LOCATE FOR MAIN BREAK
612 KONICA MINOLTA BUSINESS SOLUTIONS INC												
114014 INVOICE:434365466		01/22/2021		0221-3 CHECKDATE:02/19/2021	243462	226.00		226.00	02/19/2021	INV	PD	PD COPIER
113815 INVOICE:71268281		02/01/2021		0221-3 CHECKDATE:02/19/2021	243463	203.00		203.00	02/12/2021	INV	PD	MONTHLY CONTRACT FEB 2021
						429.00						
635 NATIONAL ELEVATOR INSPECTION SVCS INC												
114256 INVOICE:0415754		02/03/2021		0221-4 CHECKDATE:02/26/2021	243572	105.00		105.00	02/26/2021	INV	PD	PROFESSIONAL SERVICES
114257 INVOICE:0416167		02/04/2021		0221-4 CHECKDATE:02/26/2021	243572	420.00		420.00	02/26/2021	INV	PD	PROFESSIONAL SERVICES
114255 INVOICE:0416667		02/10/2021		0221-4 CHECKDATE:02/26/2021	243572	100.00		100.00	02/26/2021	INV	PD	PROFESSIONAL SERVICES
114254 INVOICE:0416676		02/10/2021		0221-4 CHECKDATE:02/26/2021	243572	300.00		300.00	02/26/2021	INV	PD	PROFESSIONAL SERVICES
						925.00						
644 NETTOYER, INC.												
114287 INVOICE:7612		01/31/2021		0221-4 CHECKDATE:02/26/2021	243569	186.50		186.50	02/26/2021	INV	PD	CAR WASHES JAN 2021
651 NORTHERN ILLINOIS GAS COMPANY												
114265 INVOICE:05-47-62-1000		01/29/2021		0221-4 CHECKDATE:02/26/2021	243574	58.48		58.48	02/26/2021	INV	PD	05-47-62-1000 9 0221
113578 INVOICE:24-99-00-1000		01/08/2021		0221-4 CHECKDATE:02/26/2021	243575	503.99		503.99	01/29/2021	INV	PD	24-99-00-1000 1 0121
114220 INVOICE:33-46-52-1000		02/09/2021		0221-4 CHECKDATE:02/26/2021	243574	254.93		254.93	02/26/2021	INV	PD	33-46-52-1000 4 0221
114311		02/09/2021		0221-4	243574	126.47		126.47	02/26/2021	INV	PD	34-56-52-1000 1 0720

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:34-56-52-1000	1	0720	CHECKDATE:02/26/2021									
114219		02/09/2021		0221-4	243574	161.80		161.80	02/26/2021	INV	PD	65-16-52-1000 9 0221
INVOICE:65-16-52-1000	9	0221	CHECKDATE:02/26/2021									
654 NORTHEAST MULTI-REG. TRAINING						1,105.67						
114007		02/07/2021		0221-3	243471	255.00		255.00	02/12/2021	INV	PD	ELMORE - 40 HOUR FTO CLASS
INVOICE:279502			CHECKDATE:02/19/2021									
114006		02/07/2021		0221-3	243471	125.00		125.00	02/12/2021	INV	PD	HORAN - BREATH ALCOHOL
INVOICE:279581			CHECKDATE:02/19/2021									
655 NORTHERN ILLINOIS UNIVERSITY						380.00						
113845		01/31/2021		0221-3	243472	1,112.00		1,112.00	02/12/2021	INV	PD	REIMBURSE - E. BEBORA
INVOICE:NIU-5			CHECKDATE:02/19/2021									
670 DAVID B COULTER												
114325		12/28/2020		0221-4	243579	387.50		387.50	02/26/2021	INV	PD	PANFISH PARK FORESTRY SERVICES
INVOICE:114325			CHECKDATE:02/26/2021									
676 PACKEY WEBB FORD, INC.												
113908		02/02/2021		0221-3	243476	83.92		83.92	02/19/2021	INV	PD	pw #271 MOULDINGS
INVOICE:154434			CHECKDATE:02/19/2021									
113910		02/04/2021		0221-3	243476	26.82		26.82	02/19/2021	INV	PD	SHOP SUPPLIES
INVOICE:154473			CHECKDATE:02/19/2021									
113909		02/05/2021		0221-3	243476	52.33		52.33	02/19/2021	INV	PD	PW #254 HOOD LAMP
INVOICE:154482			CHECKDATE:02/19/2021									
113911		02/05/2021		0221-3	243476	95.99		95.99	02/19/2021	INV	PD	COMM DEV #211 FLOOR LINERS
INVOICE:154485			CHECKDATE:02/19/2021									
113912		02/05/2021		0221-3	243476	95.99		95.99	02/19/2021	INV	PD	COMM DEV #217 FLOOR LINERS
INVOICE:154486			CHECKDATE:02/19/2021									
113913		02/05/2021		0221-3	243476	95.99		95.99	02/19/2021	INV	PD	COMM DEV #220 FLOOR LINERS
INVOICE:154487			CHECKDATE:02/19/2021									
114290		02/12/2021		0221-4	243580	381.95		381.95	02/26/2021	INV	PD	GWA #643 PARTS
INVOICE:154588			CHECKDATE:02/26/2021									
700 THE PITNEY BOWES BANK INC						832.99						
114301		02/09/2021		0221-4	243583	496.23		496.23	02/26/2021	INV	PD	3104554027 0221
INVOICE:3104554027	0221		CHECKDATE:02/26/2021									
114328		02/25/2021		0221-4	27038	2,000.00		2,000.00	02/26/2021	DIR	PD	POSTAGE METER REFILL 0221
INVOICE:36423689	0221		CHECKDATE:02/25/2021									
738 RAY O'HERRON CO. INC.						2,496.23						
113986		02/05/2021		0221-3	243473	7.99		7.99	02/12/2021	INV	PD	VAVRA - STARS
INVOICE:2085648-IN			CHECKDATE:02/19/2021									
113987		02/05/2021		0221-3	243473	84.99		84.99	02/12/2021	INV	PD	NORTON - PANTS
INVOICE:2085650-IN			CHECKDATE:02/19/2021									

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113985		02/05/2021		0221-3	243473	98.00		98.00	02/12/2021	INV	PD	TACO FOR GENERAL STOCK
INVOICE:2085651-IN				CHECKDATE:02/19/2021								
114186		02/09/2021		0221-4	243577	302.00		302.00	02/22/2021	INV	PD	GILL-4 PANTS ,1 MOCK TEE
INVOICE:2086478-IN				CHECKDATE:02/26/2021								
114185		02/09/2021		0221-4	243577	185.00		185.00	02/22/2021	INV	PD	ELMORE 4 SHIRTS
INVOICE:2086559-IN				CHECKDATE:02/26/2021								
						677.98						
823 SUBURBAN BUILDING OFFICIALS CONFERENCE												
113720		01/25/2021		0221-3	243485	75.00		75.00	02/05/2021	INV	PD	SBOC 2021 MEMBERSHIP DUES
INVOICE:113720				CHECKDATE:02/19/2021								
114259		02/22/2021		0221-4	243594	260.00		260.00	02/26/2021	INV	PD	CONFER. MORITZ - CONFIRM # XYN
INVOICE:114259				CHECKDATE:02/26/2021								
114260		02/08/2021		0221-4	243594	650.00		650.00	02/26/2021	INV	PD	SBOC - CZAJKOWSKI - WITT - BEC
INVOICE:114260				CHECKDATE:02/26/2021								
						985.00						
854 TERRACE SUPPLY COMPANY												
113923		01/31/2021		0221-3	243488	25.73		25.73	02/19/2021	INV	PD	TANK RENTAL
INVOICE:01019816				CHECKDATE:02/19/2021								
865 ACUSHNET COMPANY												
113955		02/08/2021		0221-3	243490	2,393.30		2,393.30	02/12/2021	INV	PD	MERCHANDISE FOR RESALE
INVOICE:910272728				CHECKDATE:02/19/2021								
884 U.S. FOODSERVICE, INC.												
113926		02/03/2021		0221-3	243496	109.47		109.47	02/19/2021	INV	PD	OPERATING SUPPLIES
INVOICE:2125553				CHECKDATE:02/19/2021								
113925		02/03/2021		0221-3	243496	772.80		772.80	02/19/2021	INV	PD	FOOR RESALE/OPERATING SUPPLIES
INVOICE:2125554				CHECKDATE:02/19/2021								
113927		02/03/2021		0221-3	243496	54.08		54.08	02/19/2021	INV	PD	FOOD RESALE
INVOICE:2138221				CHECKDATE:02/19/2021								
114174		02/05/2021		0221-4	243601	154.57		154.57	02/26/2021	INV	PD	FOOD RESALE
INVOICE:2223006				CHECKDATE:02/26/2021								
114175		02/10/2021		0221-4	243601	1,043.60		1,043.60	02/26/2021	INV	PD	FOOD RESALE/OPERATING SUPPLIES
INVOICE:2330744				CHECKDATE:02/26/2021								
113928		02/02/2021		0221-3	243496	-29.41		-29.41	02/02/2021	CRM	PD	FOOD RESALE CREDIT
INVOICE:2990742				CHECKDATE:02/19/2021								
						2,105.11						
915 VERIZON WIRELESS SERVICES LLC												
114266		02/01/2021		0221-4	243603	750.64		750.64	02/26/2021	INV	PD	887125807-00001 0121
INVOICE:9872470750				CHECKDATE:02/26/2021								
114188		02/06/2021		0221-4	243602	50.04		50.04	02/22/2021	INV	PD	M2M JANUARY CHARGES
INVOICE:9872747797				CHECKDATE:02/26/2021								
						800.68						
918 VIL. OF G.E., PUB. WKS.-PETTY CASH												
114117		02/16/2021		0221-3	243449	78.53		78.53	02/19/2021	INV	PD	PUBLIC WORKS - PETTY CASH

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:114117		CHECKDATE:02/19/2021									
919 VILLA PARK ELECTRICAL SUPPLY CO, INC											
113825		01/04/2021		0221-3	243497	121.64	121.64	02/12/2021	INV	PD	PD OPERATING SUPPLIES
INVOICE:192962-02		CHECKDATE:02/19/2021									
113826		01/15/2021		0221-3	243497	619.69	619.69	02/12/2021	INV	PD	PW OPERATING SUPPLIES
INVOICE:193929-00		CHECKDATE:02/19/2021									
113827		01/18/2021		0221-3	243497	161.40	161.40	02/12/2021	INV	PD	PW OPERATING SUPPLIES
INVOICE:194008-00		CHECKDATE:02/19/2021									
						902.73					
922 VILLAGE OF GLEN ELLYN											
120495-188		02/01/2021		0221-3	26820	139.88	139.88	02/19/2021	DIR	PD	120495 WATER BILL
INVOICE:120495-190		CHECKDATE:02/19/2021									
121350-191		02/01/2021		0221-3	26819	28.82	28.82	02/19/2021	DIR	PD	121350 WATER BILL
INVOICE:121350-192		CHECKDATE:02/19/2021									
122670-191		02/01/2021		0221-3	26815	42.73	42.73	02/19/2021	DIR	PD	122670 WATER BILL
INVOICE:122670-192		CHECKDATE:02/19/2021									
114181		02/01/2021		0221-3	27023	19.86	19.86	02/19/2021	DIR	PD	VILLAGE WATER BILL #122675
INVOICE:122675-116		CHECKDATE:02/19/2021									
140250-188		02/01/2021		0221-3	26828	23.46	23.46	02/19/2021	DIR	PD	140250 WATER BILL
INVOICE:140250-190		CHECKDATE:02/19/2021									
315090-189		02/01/2021		0221-3	26816	121.91	121.91	02/19/2021	DIR	PD	315090 WATER BILL
INVOICE:315090-190		CHECKDATE:02/19/2021									
315215-169		02/01/2021		0221-3	26823	19.86	19.86	02/19/2021	DIR	PD	315215 WATER BILL
INVOICE:315215-170		CHECKDATE:02/19/2021									
114063		12/04/2020		0221-3	243450	250.00	250.00	02/19/2021	INV	PD	FALSE ALARM CHGS
INVOICE:3702		CHECKDATE:02/19/2021									
410010-190		02/01/2021		0221-3	26822	208.32	208.32	02/19/2021	DIR	PD	410010 WATER BILL
INVOICE:410010-191		CHECKDATE:02/19/2021									
411170-179		02/01/2021		0221-3	26826	35.78	35.78	02/19/2021	DIR	PD	411170 WATER BILL
INVOICE:411170-180		CHECKDATE:02/19/2021									
413030-186		02/01/2021		0221-3	26827	365.74	365.74	02/19/2021	DIR	PD	413030 WATER BILL
INVOICE:413030-187		CHECKDATE:02/19/2021									
7934841		02/01/2021		0221-3	26821	103.44	103.44	02/19/2021	DIR	PD	423765 WATER BILL
INVOICE:423765-42		CHECKDATE:02/19/2021									
423925-191		02/02/2021		0221-3	26818	88.55	88.55	02/19/2021	DIR	PD	423925 WATER BILL
INVOICE:423925-192		CHECKDATE:02/19/2021									
9680722		02/23/2021		0221-4	27035	200.39	200.39	02/26/2021	DIR	PD	FOOD & BEVERAGE TAX 0221
INVOICE:F&B-23		CHECKDATE:02/26/2021									
						1,648.74					
929 W.W. GRAINGER INC											
113929		01/28/2021		0221-4	243556	1,224.38	1,224.38	02/19/2021	INV	PD	AIR CLEANERS AND SUPPLIES
INVOICE:9788919406		CHECKDATE:02/26/2021									
114208		02/03/2021		0221-4	243556	58.58	58.58	02/26/2021	INV	PD	OPERATING SUPPLIES
INVOICE:9793527491		CHECKDATE:02/26/2021									
113930		02/03/2021		0221-4	243556	-1,224.38	-1,224.38	02/19/2021	CRM	PD	OPERATING SUPPLIES CREDIT
INVOICE:9793986085		CHECKDATE:02/26/2021									
						58.58					
932 DEUCHLER ENGINEERING CORP.											

VILLAGE OF GLEN ELLYN



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
114299 INVOICE:35807	20180025	01/31/2021		0221-4 CHECKDATE:02/26/2021	243539	1,475.00	1,475.00	02/26/2021	INV	PD	HILL AVE UTILITY IMPROVEMENTS
948 WEST PUBLISHING CORPORATION											
113921 INVOICE:843758998		02/01/2021		0221-3 CHECKDATE:02/19/2021	243499	389.30	389.30	02/19/2021	INV	PD	WEST INFO CHARGES 01/21-01/31/
1007 TYLER TECHNOLOGIES, INC.											
113922 INVOICE:56714		01/22/2021		0221-3 CHECKDATE:02/19/2021	243493	178.52	178.52	02/19/2021	INV	PD	PRESSURESEAL BLANK 1095 SHEETS
1076 CINTAS CORPORATION NO 2											
114243 INVOICE:4076338254		02/18/2021		0221-4 CHECKDATE:02/26/2021	243518	80.37	80.37	02/26/2021	INV	PD	TRAFFIC MATS
114244 INVOICE:4076582436		02/22/2021		0221-4 CHECKDATE:02/26/2021	243518	54.55	54.55	02/26/2021	INV	PD	TRAFFIC MATS
						134.92					
1078 EQUIFAX INFORMATION SVCS LLC											
114192 INVOICE:6224109		02/17/2021		0221-4 CHECKDATE:02/26/2021	243545	25.00	25.00	02/22/2021	INV	PD	JANUARY SERVICES
1152 TAPCO TRAFFIC & PARKING CONTROL CO., INC											
114234 INVOICE:I687990		01/14/2021		0221-4 CHECKDATE:02/26/2021	243596	750.50	750.50	02/26/2021	INV	PD	STREETS - MARKER POST SIGN
1180 GLEN ELLYN PARK DISTRICT											
114035 INVOICE:20170719		02/12/2021		0221-4 CHECKDATE:02/26/2021	243553	5,364.00	5,364.00	02/19/2021	INV	PD	RESTORE. DEP - 324 LINDEN ST.
1335 WESTERN REMAC INC											
114233 INVOICE:59801		01/29/2021		0221-4 CHECKDATE:02/26/2021	243604	392.00	392.00	02/26/2021	INV	PD	SIGN INVENTORY STICKERS
1458 OFFICE DEPOT, INC											
114190 INVOICE:154130309001		02/05/2021		0221-4 CHECKDATE:02/26/2021	243578	22.74	22.74	02/22/2021	INV	PD	2" MANILA JACKETS
114189 INVOICE:154130779001		02/05/2021		0221-4 CHECKDATE:02/26/2021	243578	51.77	51.77	02/22/2021	INV	PD	PADS OF PAPER,3X3 NOTES,WITEOU
						74.51					
1854 CARTEGRAPH SYSTEMS INC.											
114213 INVOICE:SIN007189		02/02/2021		0221-4 CHECKDATE:02/26/2021	243516	1,258.75	1,258.75	02/26/2021	INV	PD	IMPLEMENTATION SERVICES

VILLAGE OF GLEN ELLYN

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2017 ELLIOTT AUTO SUPPLY COMPANY, INC												
113892		02/02/2021		0221-3	243442	125.10	125.10	02/19/2021	INV	PD		INVENTORY - FUEL FILTER
INVOICE:61-507075		CHECKDATE:02/19/2021										
114042		02/08/2021		0221-3	243442	247.92	247.92	02/19/2021	INV	PD		INVENTORY - BATTERY
INVOICE:61-507683		CHECKDATE:02/19/2021										
						373.02						
2021 A-RELIABLE PRINTING												
111694		10/23/2020		0221-4	243502	206.00	206.00	11/04/2020	INV	PD		DETAINEE PROPERTY INVENTORY
INVOICE:22911		CHECKDATE:02/26/2021										
114009		02/08/2021		0221-3	243419	330.00	330.00	02/12/2021	INV	PD		5 BOXES OF WINDOW ENVELOPES
INVOICE:23195		CHECKDATE:02/19/2021										
114263		02/09/2021		0221-4	243502	72.00	72.00	02/26/2021	INV	PD		CODE VIOLATION REPORT FORMS
INVOICE:23202		CHECKDATE:02/26/2021										
						608.00						
2028 WINTER EQUIPMENT CO., INC.												
114291		02/11/2021		0221-4	243606	319.28	319.28	02/26/2021	INV	PD		INVENTORY PARTS
INVOICE:IV47173		CHECKDATE:02/26/2021										
2081 HAMPTON, LENZINI AND RENWICK, INC.												
113872		01/11/2021		0221-3	243452	996.25	996.25	02/12/2021	INV	PD		2020 G.E. WETLAND REVIEW SERVI
INVOICE:000020210079		CHECKDATE:02/19/2021										
113871		02/02/2021		0221-3	243452	1,765.00	1,765.00	02/12/2021	INV	PD		0121 G.E. TREEE PRESERVATION
INVOICE:0000202101796		CHECKDATE:02/19/2021										
						2,761.25						
2324 HARRIS MOTOR SPORTS, INC.												
113903		02/01/2021		0221-3	243453	2,501.66	2,501.66	02/19/2021	INV	PD		INSTALLMENT ON SEASONAL LEASE
INVOICE:02-277123		CHECKDATE:02/19/2021										
2482 FORCE AMERICA INC												
113895		01/22/2021		0221-3	243444	106.90	106.90	02/19/2021	INV	PD		INVENTORY - OIL FILTER
INVOICE:001-1508970		CHECKDATE:02/19/2021										
2670 PACE SUBURBAN BUS												
113873		01/29/2021		0221-3	243475	963.18	963.18	02/12/2021	INV	PD		NOV 2020 LOCAL SHARE
INVOICE:587206		CHECKDATE:02/19/2021										
2687 STAPLES CONTRACT & COMMERCIAL, INC.												
113844		01/07/2021		0221-3	243483	257.48	257.48	02/12/2021	INV	PD		CLEANING SUPPLIES
INVOICE:3466384416		CHECKDATE:02/19/2021										
113918		01/29/2021		0221-3	243483	65.27	65.27	02/19/2021	INV	PD		CLEANING SUPPLIES
INVOICE:3468046390		CHECKDATE:02/19/2021										
113919		01/29/2021		0221-3	243483	39.83	39.83	02/19/2021	INV	PD		CLEANING SUPPLIES
INVOICE:3468046391		CHECKDATE:02/19/2021										
114247		02/12/2021		0221-4	243592	39.78	39.78	02/26/2021	INV	PD		CLEANING SUPPLIES

VILLAGE OF GLEN ELLYN

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:3469520471			CHECKDATE:02/26/2021			402.36					
3370 RAY WHALEN BUILDERS INC.											
114269		02/01/2021		0221-4	243605	250.00	250.00	02/26/2021	INV	PD	HYDRANT METER REFUND - 715 PLE
INVOICE:HMR020121			CHECKDATE:02/26/2021								
3402 ILLINOIS FIRE INSPECTORS ASSOCIATION											
114258		02/19/2021		0221-4	243564	75.00	75.00	02/26/2021	INV	PD	NFPA 101 LIFE SAFETY CODE 2020
INVOICE:21245			CHECKDATE:02/26/2021								
3525 COMMERCIAL TIRE SERVICE											
113890		02/03/2021		0221-3	243433	276.50	276.50	02/19/2021	INV	PD	PW #251 NEW TIRES
INVOICE:2220066927			CHECKDATE:02/19/2021								
3580 TRUGREEN LIMITED PARTNERSHIP											
113881		01/27/2021		0221-3	243492	798.00	798.00	02/12/2021	INV	PD	ICE MELT PALLETS
INVOICE:133650973			CHECKDATE:02/19/2021								
114305		02/09/2021		0221-4	243599	399.00	399.00	02/26/2021	INV	PD	ICE MELT PALLETS
INVOICE:133912182			CHECKDATE:02/26/2021								
						1,197.00					
4701 RYAN DUNHAM											
113868		02/08/2021		0221-3	243474	1,000.00	1,000.00	02/12/2021	INV	PD	RESTORE DEP - 966 CRESCENT PER
INVOICE:20170864			CHECKDATE:02/19/2021								
4876 CONSTELLATION NEWENERGY, INC.											
114310		01/21/2021		0221-4	243536	41.53	41.53	02/26/2021	INV	PD	7302778-7 1220
INVOICE:19186788101 1220			CHECKDATE:02/26/2021								
5049 GROOT INDUSTRIES INC.											
114176		02/01/2021		0221-4	243557	381.24	381.24	02/26/2021	INV	PD	WASTE REMOVAL 01/01/21-01/31/2
INVOICE:6630523			CHECKDATE:02/26/2021								
5109 SOUTH SIDE CONTROL SUPPLY, CO.											
114060		12/07/2020		0221-3	243482	16.91	16.91	02/19/2021	INV	PD	CC/GYM ROOFTOP UNIT
INVOICE:S100662936.001			CHECKDATE:02/19/2021								
114061		12/10/2020		0221-4	243591	176.36	176.36	02/19/2021	INV	PD	CC & GYM ROOF TOP UNIT
INVOICE:S100662939.001			CHECKDATE:02/26/2021								
						193.27					
5354 UNITED COMMUNICATION SYSTEMS											
114130		02/15/2021		0221-4	243512	4,822.99	4,822.99	02/19/2021	INV	PD	TELECOMMUNICATIONS 2/15/21-3/1
INVOICE:372883			CHECKDATE:02/26/2021								
5841 GENUINE PARTS CO-NAPA											

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
114043		01/05/2021		0221-3	243470	13.84		13.84	02/19/2021	INV	PD	PW #20-004 PARTS
INVOICE:0701-581784			CHECKDATE:02/19/2021									
114044		01/06/2021		0221-3	243470	83.00		83.00	02/19/2021	INV	PD	INVENTORY - FILTERS
INVOICE:0701-581973			CHECKDATE:02/19/2021									
114046		01/08/2021		0221-3	243470	26.49		26.49	02/19/2021	INV	PD	PW #209 PARTS
INVOICE:0701-582245			CHECKDATE:02/19/2021									
114047		01/08/2021		0221-3	243470	44.33		44.33	02/19/2021	INV	PD	PW #209 PARTS
INVOICE:0701-582324			CHECKDATE:02/19/2021									
114048		01/14/2021		0221-3	243470	109.93		109.93	02/19/2021	INV	PD	INVENTORY - FILTERS
INVOICE:0701-582901			CHECKDATE:02/19/2021									
114049		01/14/2021		0221-3	243470	12.99		12.99	02/19/2021	INV	PD	PD #013 WIPERS
INVOICE:0701-582908			CHECKDATE:02/19/2021									
114050		01/14/2021		0221-3	243470	12.66		12.66	02/19/2021	INV	PD	PW#233 PARTS
INVOICE:0701-582910			CHECKDATE:02/19/2021									
114051		01/18/2021		0221-3	243470	13.84		13.84	02/19/2021	INV	PD	PD#005 PARTS
INVOICE:0701-583431			CHECKDATE:02/19/2021									
114052		01/22/2021		0221-3	243470	84.42		84.42	02/19/2021	INV	PD	INVENTORY - OIL
INVOICE:0701-584028			CHECKDATE:02/19/2021									
114053		01/22/2021		0221-3	243470	28.00		28.00	02/19/2021	INV	PD	INVENTORY - PARTS
INVOICE:0701-584031			CHECKDATE:02/19/2021									
114054		01/23/2021		0221-3	243470	-9.51		-9.51	02/19/2021	CRM	PD	PARTS RETURN
INVOICE:0701-584228			CHECKDATE:02/19/2021									
114055		01/27/2021		0221-3	243470	18.38		18.38	02/19/2021	INV	PD	INVENTORY - FILTERS
INVOICE:0701-584585			CHECKDATE:02/19/2021									
114056		01/31/2021		0221-3	243470	101.36		101.36	02/19/2021	INV	PD	PW #213 PARTS
INVOICE:0701-585031			CHECKDATE:02/19/2021									
114045		01/06/2021		0221-3	243470	71.81		71.81	02/19/2021	INV	PD	PD #018 PARTS
INVOICE:0701-5852007			CHECKDATE:02/19/2021									
5947 GLEN ELLYN BANK & TRUST						611.54						
1113284		02/23/2021		0221-4	27036	2,498.15		2,498.15	02/26/2021	DIR	PD	BANK ANALYSIS FEE 0221
INVOICE:GEBT-1074			CHECKDATE:02/26/2021									
5988 HR SIMPLIFIED												
113899		02/10/2021		0221-3	243456	128.03		128.03	02/19/2021	INV	PD	COBRA NOTIFICATION JAN 2021 ;
INVOICE:68794			CHECKDATE:02/19/2021									
6090 NATIONAL ENGRAVERS INC												
114193		02/18/2021		0221-4	243573	47.00		47.00	02/22/2021	INV	PD	PLAQUE FOR MELKA
INVOICE:82425			CHECKDATE:02/26/2021									
6301 BRUSS LANDSCAPING, INC												
113869		02/08/2021		0221-3	243425	2,000.00		2,000.00	02/12/2021	INV	PD	RESTORE DEP. 273 EXMOOR AVE PE
INVOICE:20200124			CHECKDATE:02/19/2021									
6405 HIGHLAND BAKING CO												
114062		11/29/2020		0221-3	243454	31.92		31.92	02/19/2021	INV	PD	FOOD RESALE
INVOICE:0002388832			CHECKDATE:02/19/2021									

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113901		01/21/2021		0221-3	243454	-5.97		-5.97	02/19/2021	CRM	PD	FOOD RESALE CREDIT
INVOICE:0002410216			CHECKDATE:02/19/2021									
113902		02/06/2021		0221-3	243454	48.12		48.12	02/19/2021	INV	PD	FOOD RESALE
INVOICE:0002416950			CHECKDATE:02/19/2021									
114178		02/10/2021		0221-4	243559	9.15		9.15	02/26/2021	INV	PD	FOOD RESALE
INVOICE:0002418549			CHECKDATE:02/26/2021									
6552 PROVANTAGE CORPORATION						83.22						
114203		02/11/2021		0221-4	243585	141.10		141.10	02/26/2021	INV	PD	PD & FD FIREWALLS
INVOICE:8885252			CHECKDATE:02/26/2021									
6831 CLARK BAIRD SMITH LLP/FKA-SGDB LAW FIRM LLP												
114236		01/31/2021		0221-4	243519	1,361.25		1,361.25	02/26/2021	INV	PD	PROFESSIONAL SERVICES
INVOICE:13594			CHECKDATE:02/26/2021									
6927 REGIONAL TRUCK EQUIPMENT CO												
113917		02/02/2021		0221-3	243478	319.60		319.60	02/19/2021	INV	PD	PW #10-238 PARTS
INVOICE:225766			CHECKDATE:02/19/2021									
113916		02/02/2021		0221-3	243478	137.55		137.55	02/19/2021	INV	PD	PW #260 PARTS
INVOICE:225784			CHECKDATE:02/19/2021									
6974 CUTTER & BUCK						457.15						
113951		02/03/2021		0221-3	243436	1,973.32		1,973.32	02/12/2021	INV	PD	MERCHANDISE FOR RESALE
INVOICE:0095500307			CHECKDATE:02/19/2021									
113950		02/05/2021		0221-3	243436	1,927.38		1,927.38	02/12/2021	INV	PD	MERCHANDISE FOR RESALE
INVOICE:0095502946			CHECKDATE:02/19/2021									
7114 ALLIANCE OF DOWNTOWN GLEN ELLYN						3,900.70						
114316		02/23/2021		0221-4	243503	100,350.00		100,350.00	02/26/2021	INV	PD	SPONSORSHIP/FUNDING & SNOW REM
INVOICE:114316			CHECKDATE:02/26/2021									
7163 CITY OF SAINT CHARLES												
114008		01/29/2021		0221-3	243431	500.00		500.00	02/12/2021	INV	PD	SHOOTING FEE 5/21 TO 4/22
INVOICE:IN8572			CHECKDATE:02/19/2021									
7600 STUEVER & SONS, INC												
113920		02/03/2021		0221-3	243484	170.00		170.00	02/19/2021	INV	PD	SERVICE CALL
INVOICE:0330134			CHECKDATE:02/19/2021									
7686 ARENDS HOGAN WALKER, LLC												
114314		02/15/2021		0221-4	243506	1,770.00		1,770.00	02/26/2021	INV	PD	PW #253 BROOM IMPLEMENT
INVOICE:I07654232A			CHECKDATE:02/26/2021									
7711 WINDY CITY DISTRIBUTION COMPANY												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113931 INVOICE:468791		02/04/2021		0221-3 CHECKDATE:02/19/2021	243500	134.50	134.50	02/19/2021	INV	PD	BEVERAGE RESALE
7749 PAYMENT SERVICE NETWORK, INC											
6592158 INVOICE:PSN-99		02/23/2021		0221-4 CHECKDATE:02/26/2021	27033	467.45	467.45	02/26/2021	DIR	PD	CUST ONLINE BANKING FEE 0221
8086 HUFF & HUFF, INC											
114308 INVOICE:0806416	20200031	12/14/2020		0221-4 CHECKDATE:02/26/2021	243563	2,317.50	2,317.50	02/26/2021	INV	PD	ENVIRONMENTAL ENGEERING SVC -
114307 INVOICE:0806417	20200031	12/14/2020		0221-4 CHECKDATE:02/26/2021	243563	105.60	105.60	02/26/2021	INV	PD	ENVIRONMENTAL ENGEERING SVC -
114306 INVOICE:0808111	20200031	01/12/2021		0221-4 CHECKDATE:02/26/2021	243563	3,272.50	3,272.50	02/26/2021	INV	PD	ENVIRONMENTAL ENGEERING SVC -
						5,695.60					
8205 MUNICIPAL GIS PARTNERS, INC											
113834 INVOICE:5562	20210003	01/31/2021		0221-3 CHECKDATE:02/19/2021	243469	8,674.25	8,674.25	02/12/2021	INV	PD	GIS CONSORTIUM SVC CONTRACT
8381 MUELLNER CONSTRUCTION, INC											
113867 INVOICE:20171976		02/08/2021		0221-3 CHECKDATE:02/19/2021	243468	7,500.00	7,500.00	02/12/2021	INV	PD	RESTORE DEP 335 TAYLOR AVE PE
8565 WIDEOPENWEST FINANCE LLC											
114223 INVOICE:014635006 0221		02/04/2021		0221-4 CHECKDATE:02/26/2021	243607	66.75	66.75	02/26/2021	INV	PD	014635006 0221
114015 INVOICE:015331270 0221		02/04/2021		0221-3 CHECKDATE:02/19/2021	243501	132.98	132.98	02/19/2021	INV	PD	015331270 0221
114198 INVOICE:018105078 0221		02/09/2021		0221-4 CHECKDATE:02/26/2021	243607	125.00	125.00	02/26/2021	INV	PD	018105078 0221
114199 INVOICE:018105089 0221		02/09/2021		0221-4 CHECKDATE:02/26/2021	243607	125.00	125.00	02/26/2021	INV	PD	018105089 0221
114200 INVOICE:018107748 0221		02/09/2021		0221-4 CHECKDATE:02/26/2021	243607	125.00	125.00	02/26/2021	INV	PD	018107748 0221
114201 INVOICE:018107794 0221		02/09/2021		0221-4 CHECKDATE:02/26/2021	243607	250.00	250.00	02/26/2021	INV	PD	018107794 0221
114202 INVOICE:018111872 0221		02/09/2021		0221-4 CHECKDATE:02/26/2021	243607	125.00	125.00	02/26/2021	INV	PD	018111872 0221
						949.73					
8568 HOUSE OF GRAPHICS, INC											
114309 INVOICE:2012025		12/07/2020		0221-4 CHECKDATE:02/26/2021	243562	831.00	831.00	02/26/2021	INV	PD	2020 CBD SANTA LETTERS
8689 RUSH TRUCK CENTERS OF ILLINOIS, INC											
113915		02/04/2021		0221-3	243479	46.90	46.90	02/19/2021	INV	PD	PW #200 PARTS

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: 3022303498				CHECKDATE: 02/19/2021								
113914		02/04/2021		0221-3	243479	27.90		27.90	02/19/2021	INV	PD	PW #204 - PARTS
INVOICE: 3022318958				CHECKDATE: 02/19/2021								
114057		02/10/2021		0221-3	243479	23.90		23.90	02/19/2021	INV	PD	OPERATING SUPPLIES
INVOICE: 3022383556				CHECKDATE: 02/19/2021								
114058		02/10/2021		0221-3	243479	-23.90		-23.90	02/19/2021	CRM	PD	PARTS RETURN
INVOICE: 3022390944				CHECKDATE: 02/19/2021								
114059		02/10/2021		0221-3	243479	30.90		30.90	02/19/2021	INV	PD	PW #203 PARTS
INVOICE: 3022392338				CHECKDATE: 02/19/2021								
114288		02/12/2021		0221-4	243587	341.14		341.14	02/26/2021	INV	PD	PW #202 PARTS
INVOICE: 3022402872				CHECKDATE: 02/26/2021								
114289		02/11/2021		0221-4	243587	22.90		22.90	02/26/2021	INV	PD	PW #251 PARTS
INVOICE: 3022404530				CHECKDATE: 02/26/2021								
						469.74						
8694 SNI SOLUTIONS, INC												
114268		02/15/2021		0221-4	243590	5,013.60		5,013.60	02/26/2021	INV	PD	OPERATING SUPPLIES
INVOICE: 140799				CHECKDATE: 02/26/2021								
8698 AQUA BACKFLOW, INC												
114212		01/13/2021		0221-4	243505	8,252.00		8,252.00	02/26/2021	INV	PD	CONTRACTOR FOR BACKFLOW COMPLI
INVOICE: 2021-1507				CHECKDATE: 02/26/2021								
8894 RUSSO HARDWARE, INC												
114300		02/12/2021		0221-4	243588	300.98		300.98	02/26/2021	INV	PD	EQUIPMENT SUPPLIES FORESTRY
INVOICE: SPI10535306				CHECKDATE: 02/26/2021								
9078 TYCO FIRE & SECURITY MANAGEMENT, INC												
114023		02/06/2021		0221-3	243459	138.00		138.00	02/19/2021	INV	PD	113056960 03/1/21 - 05/31/21
INVOICE: 35477388				CHECKDATE: 02/19/2021								
114024		02/06/2021		0221-3	243459	138.00		138.00	02/19/2021	INV	PD	113056961 3/1/21 - 5/31/21
INVOICE: 35477389				CHECKDATE: 02/19/2021								
114027		02/06/2021		0221-3	243459	138.00		138.00	02/19/2021	INV	PD	113056964 3/1/21 - 5/31/21
INVOICE: 35477390				CHECKDATE: 02/19/2021								
114025		02/06/2021		0221-3	243459	138.00		138.00	02/19/2021	INV	PD	113056962 3/1/21 - 5/31/21
INVOICE: 35477402				CHECKDATE: 02/19/2021								
114026		02/06/2021		0221-3	243459	138.00		138.00	02/19/2021	INV	PD	113056963 3/1/21 - 5/31/21
INVOICE: 35477403				CHECKDATE: 02/19/2021								
114028		02/06/2021		0221-3	243459	138.00		138.00	02/19/2021	INV	PD	113056966 3/1/21 - 5/31/21
INVOICE: 35477404				CHECKDATE: 02/19/2021								
114029		02/06/2021		0221-3	243459	138.25		138.25	02/19/2021	INV	PD	113056967 3/1/21 - 5/31/21
INVOICE: 35477405				CHECKDATE: 02/19/2021								
114030		02/06/2021		0221-3	243459	138.00		138.00	02/19/2021	INV	PD	113056995 3/1/21 - 5/31/21
INVOICE: 35477406				CHECKDATE: 02/19/2021								
						1,104.25						
9084 STATE INDUSTRIAL PRODUCTS CORPORATION												
114020		02/09/2021		0221-4	243593	283.40		283.40	02/19/2021	INV	PD	CLEANING SUPPLIES
INVOICE: 901860912				CHECKDATE: 02/26/2021								

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9120 ENFORCEMENT VIDEO, LLC												
113984		01/27/2021		0221-3	243498	252.00		252.00	02/12/2021	INV	PD	ANT AND MICROPHONE
INVOICE:ACCINV0029255 CHECKDATE:02/19/2021												
9386 PRO-VISION, INC												
113907		01/28/2021		0221-3	243477	277.08		277.08	02/19/2021	INV	PD	PW #232 BACK UP CAMERA
INVOICE:338028 CHECKDATE:02/19/2021												
9487 TREE STUFF INC												
114304		01/10/2021		0221-4	243598	390.48		390.48	02/26/2021	INV	PD	PRUNING SUPPLIES
INVOICE:INV-596879 CHECKDATE:02/26/2021												
114302		01/13/2021		0221-4	243598	99.85		99.85	02/26/2021	INV	PD	PRUNING SUPPLIES
INVOICE:INV-598177 CHECKDATE:02/26/2021												
114303		02/05/2021		0221-4	243598	32.39		32.39	02/26/2021	INV	PD	FORESTRY SUPPLIES
INVOICE:INV-605079 CHECKDATE:02/26/2021												
						522.72						
9718 SEBIS DIRECT INC												
113823		01/22/2021		0221-3	243480	874.72		874.72	02/12/2021	INV	PD	UTILITY BILLING JAN. 2021
INVOICE:31461 CHECKDATE:02/19/2021												
9750 RAPID TRANSPORT TOWING, INC												
114191		02/11/2021		0221-4	243586	317.50		317.50	02/22/2021	INV	PD	2019 MERCEDES G550
INVOICE:3305 CHECKDATE:02/26/2021												
9751 KLF ENTERPRISES												
114018	20200053	01/02/2021		0221-3	243460	826.88		826.88	02/19/2021	INV	PD	SNOW HAULING CONTRACT 2020/21
INVOICE:INV-031925 CHECKDATE:02/19/2021												
114016	20200053	01/26/2021		0221-3	243460	9,591.77		9,591.77	02/19/2021	INV	PD	SNOW HAULING CONTRACT 2020/21
INVOICE:INV-032391 CHECKDATE:02/19/2021												
						10,418.65						
9766 HEARTLAND												
10250714		02/23/2021		0221-4	27030	195.38		195.38	02/26/2021	DIR	PD	PARKING KIOSK 0221
INVOICE:HEARTLAND PARKING12 CHECKDATE:02/26/2021												
9826620		02/23/2021		0221-4	27027	260.31		260.31	02/26/2021	DIR	PD	LINKS CREDIT CARD FEES - FOOD
INVOICE:HEARTLAND R2218 CHECKDATE:02/26/2021												
6387663		02/23/2021		0221-4	27029	2,189.10		2,189.10	02/26/2021	DIR	PD	CREDIT CARD FEES - VILLAGE 022
INVOICE:HEARTLAND-64 CHECKDATE:02/26/2021												
9513823		02/23/2021		0221-4	27028	187.79		187.79	02/26/2021	DIR	PD	LINKS CREDIT CARD FEES - GOLF
INVOICE:HEARTLANDLINKS-25 CHECKDATE:02/26/2021												
						2,832.58						
9832 SUNICE USA INC												
113952		01/18/2021		0221-3	243486	2,467.13		2,467.13	02/12/2021	INV	PD	MERCHANDISE FOR RESALE
INVOICE:U0564370 CHECKDATE:02/19/2021												
113954		02/08/2021		0221-3	243486	306.00		306.00	02/12/2021	INV	PD	MERCHANDISE FOR RESALE

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:U0564370/1		CHECKDATE:02/19/2021				2,773.13					
9916 JEFFREY C DAVIES											
114283		01/04/2021		0221-4	243543	600.00	600.00	02/22/2021	INV	PD	SOFTWARE MAINTENANCE
INVOICE:902		CHECKDATE:02/26/2021									
10033 G & B SERVICE AND RECOVERY											
114187		02/14/2021		0221-4	243554	165.00	165.00	02/22/2021	INV	PD	GMC ENVOY 2-14-2021
INVOICE:67445		CHECKDATE:02/26/2021									
114017		02/07/2021		0221-3	243451	365.00	365.00	02/12/2021	INV	PD	SILVER NISSAN #3N1AB7AP5KY3779
INVOICE:75090		CHECKDATE:02/19/2021				530.00					
10273 DAVID HAWLEY											
114021	20210008	02/10/2021		0221-4	243508	1,750.00	1,750.00	02/19/2021	INV	PD	RETAIL INTERIOR IMPROV AWARD
INVOICE:114021		CHECKDATE:02/26/2021									
10422 GRAHAM ENTERPRISES, INC											
114315	20200054	02/22/2021		0221-4	243555	30,000.00	30,000.00	02/26/2021	INV	PD	FACADE IMPROVEMENT AWARD-339 R
INVOICE:114315		CHECKDATE:02/26/2021									
10477 TPI BUILDING CODE CONSULTANTS, INC											
114253		01/31/2021		0221-4	243597	10,504.18	10,504.18	02/26/2021	INV	PD	PLAN REVIEWS/INSPECTIONS
INVOICE:202101		CHECKDATE:02/26/2021									
10716 NITTI DEVELOPMENT, LLC											
113000		12/15/2020		0221-4	243576	14,788.00	14,788.00	12/30/2020	INV	PD	RESTORE. DEP. - 576 HILL AVE.
INVOICE:113000		CHECKDATE:02/26/2021									
10845 TRAVISMATHEW LLC											
113980		01/26/2021		0221-3	243491	4,112.68	4,112.68	02/12/2021	INV	PD	MERCHANDISE FOR RESALE
INVOICE:90166762		CHECKDATE:02/19/2021									
10865 CHICAGO FIRE & BURGLAR DETECTION INC											
114038		02/15/2021		0221-3	243430	89.85	89.85	02/19/2021	INV	PD	ALARM MONITORING - ST. CHARLES
INVOICE:54818		CHECKDATE:02/19/2021									
10876 THYSSENKRUPP ELEVATOR CORPORATION											
113840		02/01/2021		0221-3	243489	560.01	560.01	02/12/2021	INV	PD	ELEVATOR MAINT. 2/1/21-4/30/21
INVOICE:3005740473		CHECKDATE:02/19/2021									
10906 MIDCO INC											
114012		02/09/2021		0221-3	243467	463.06	463.06	02/12/2021	INV	PD	KEY FOBS
INVOICE:1388031		CHECKDATE:02/19/2021									

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10952 CONSUMERS PACKING COMPANY												
114177		02/10/2021		0221-4	243537	689.75	689.75	02/26/2021	INV	PD		FOOD RESALE
INVOICE:371024 CHECKDATE:02/26/2021												
10976 ILLINOIS CASUALTY COMPANY												
113904		02/01/2021		0221-3	243458	2,012.00	2,012.00	02/19/2021	INV	PD		LL 102454 0201 ANNUAL RENEWAL
INVOICE:LL102454 0221 CHECKDATE:02/19/2021												
10979 APPLIED MAINTENANCE SUPPLIES & SOLUTIONS LLC												
113886		01/22/2021		0221-3	243422	115.74	115.74	02/19/2021	INV	PD		SHOP OPERATING SUPPLIES
INVOICE:7020682059 CHECKDATE:02/19/2021												
10987 SUNCOAST RESEARCH LABS INC												
114235		01/25/2021		0221-4	243595	1,024.00	1,024.00	02/26/2021	INV	PD		RELEASE AGENT ASPHALT
INVOICE:41938 CHECKDATE:02/26/2021												
11051 H&H ELECTRIC CO												
114312		12/31/2020		0221-4	243558	543.60	543.60	02/26/2021	INV	PD		PROF. SERVICES MAIN AND DUANE
INVOICE:36296 CHECKDATE:02/26/2021												
11079 MATRIX PAYMENT SYSTEMS												
9439524		02/23/2021		0221-4	27032	31.88	31.88	02/26/2021	DIR	PD		CC PROCESSOR VEHICLE STICKERS
INVOICE:MATRIX-34 CHECKDATE:02/26/2021												
11084 CHASE BANK NA												
8921211		02/06/2021		0221-5	26836	32.58	32.58	02/26/2021	DIR	PD		MENARDS - COVID PARTITION SUPP
INVOICE:ACOA-11 CHECKDATE:02/26/2021												
8920127		02/06/2021		0221-5	26830	299.99	299.99	02/26/2021	DIR	PD		MOSS SELECT - SURGICAL MASKS
INVOICE:BBAL-83 CHECKDATE:02/26/2021												
113934		02/06/2021		0221-5	26832	80.41	80.41	02/26/2021	DIR	PD		WEBSTAIRANT - CUSTODIAL SOAP
INVOICE:BBAL-84 CHECKDATE:02/26/2021												
113932		02/06/2021		0221-5	26831	42.77	42.77	02/26/2021	DIR	PD		AMAZON - PD CUSTODIAL DUSTER
INVOICE:BBAL-85 CHECKDATE:02/26/2021												
113935		02/06/2021		0221-5	26833	209.00	209.00	02/26/2021	DIR	PD		LAKEVIEW SERVICE - P.O. DISHWA
INVOICE:BBAL-86 CHECKDATE:02/26/2021												
113936		02/06/2021		0221-5	26834	499.00	499.00	02/26/2021	DIR	PD		SMART BUILDING - TRAINING
INVOICE:BBAL-87 CHECKDATE:02/26/2021												
113937		02/06/2021		0221-5	26835	1,022.20	1,022.20	02/26/2021	DIR	PD		HOME DEPOT - AIR CLEANERS COVI
INVOICE:BBAL-88 CHECKDATE:02/26/2021												
8920828		02/05/2021		0221-5	26824	129.00	129.00	02/26/2021	DIR	PD		IPELRA - 2021 EMPLOYMENT LAW
INVOICE:BROP-70 CHECKDATE:02/26/2021												
8921631		02/06/2021		0221-5	26881	13.98	13.98	02/26/2021	DIR	PD		AMAZON - PHONE CASE - BUCKLEY
INVOICE:BUCD-115 CHECKDATE:02/26/2021												
113988		02/06/2021		0221-5	26882	19.95	19.95	02/26/2021	DIR	PD		AMAZON - PHONE CASE ZITZKA
INVOICE:BUCD-116 CHECKDATE:02/26/2021												
113989		02/06/2021		0221-5	26883	31.03	31.03	02/26/2021	DIR	PD		AMAZON - PHONE CASE BROWN
INVOICE:BUCD-117 CHECKDATE:02/26/2021												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113990		02/06/2021		0221-5	26884	71.80		71.80	02/26/2021	DIR	PD	AMAZON - PHONE CLIPS - FLIP PH
INVOICE:BUCD-118			CHECKDATE:02/26/2021									
113991		02/06/2021		0221-5	26885	35.90		35.90	02/26/2021	DIR	PD	AMAZON - PHONE CLIPS
INVOICE:BUCD-119			CHECKDATE:02/26/2021									
113992		02/06/2021		0221-5	26886	35.90		35.90	02/26/2021	DIR	PD	AMAZON - PHONE CLIPS
INVOICE:BUCD-120			CHECKDATE:02/26/2021									
113993		02/06/2021		0221-5	26887	35.90		35.90	02/26/2021	DIR	PD	AMAZON - PHONE CLIPS
INVOICE:BUCD-121			CHECKDATE:02/26/2021									
113994		02/06/2021		0221-5	26888	197.06		197.06	02/26/2021	DIR	PD	SIGHN WAREHOUSE - TRANSFER TAP
INVOICE:BUCD-122			CHECKDATE:02/26/2021									
113995		02/06/2021		0221-5	26889	11.99		11.99	02/26/2021	DIR	PD	AMAZON - PHONE CASE - WARNER
INVOICE:BUCD-123			CHECKDATE:02/26/2021									
113996		02/06/2021		0221-5	26890	10.68		10.68	02/26/2021	DIR	PD	AMAZON - PHONE POUCH - FLIP PH
INVOICE:BUCD-124			CHECKDATE:02/26/2021									
113997		02/06/2021		0221-5	26891	10.99		10.99	02/26/2021	DIR	PD	AMAZON - PHONE SCREEN PROTECTO
INVOICE:BUCD-125			CHECKDATE:02/26/2021									
113998		02/06/2021		0221-5	26892	5.07		5.07	02/26/2021	DIR	PD	AMAZON - PHONE SCREEN PROTECTO
INVOICE:BUCD-126			CHECKDATE:02/26/2021									
113999		02/06/2021		0221-5	26893	91.00		91.00	02/26/2021	DIR	PD	DTN - WEATHER SERVICES
INVOICE:BUCD-127			CHECKDATE:02/12/2021									
114000		02/06/2021		0221-5	26894	91.00		91.00	02/26/2021	DIR	PD	DTN - WEATHER SERVICES
INVOICE:BUCD-128			CHECKDATE:02/12/2021									
114001		02/06/2021		0221-5	26895	21.56		21.56	02/26/2021	DIR	PD	AMAZON - PHONE CHARGER - FLIP
INVOICE:BUCD-129			CHECKDATE:02/26/2021									
114002		02/06/2021		0221-5	26896	10.78		10.78	02/26/2021	DIR	PD	AMAZON - PHONE CHARGER - FLIP
INVOICE:BUCD-130			CHECKDATE:02/26/2021									
114003		02/06/2021		0221-5	26897	10.78		10.78	02/26/2021	DIR	PD	AMAZON - PHONE CHARGER - FLIP
INVOICE:BUCD-131			CHECKDATE:02/26/2021									
114004		02/06/2021		0221-5	26898	5.39		5.39	02/26/2021	DIR	PD	AMAZON - PHONE CHARGER - FLIP
INVOICE:BUCD-132			CHECKDATE:02/26/2021									
114005		02/06/2021		0221-5	26899	5.39		5.39	02/26/2021	DIR	PD	AMAZON - PHONE CHARGER - FLIP
INVOICE:BUCD-133			CHECKDATE:02/12/2021									
8921728		02/05/2021		0221-5	26927	14.99		14.99	02/26/2021	DIR	PD	ZOOM - MEETING SOFTWARE
INVOICE:CAMM-70			CHECKDATE:02/26/2021									
114091		02/05/2021		0221-5	26928	850.00		850.00	02/26/2021	DIR	PD	GOLF GENIUS - TOURNAMENT SOFTW
INVOICE:CAMM-71			CHECKDATE:02/26/2021									
114092		02/05/2021		0221-5	26929	431.66		431.66	02/26/2021	DIR	PD	STERLING CUT GLASS - TOURNAMEN
INVOICE:CAMM-72			CHECKDATE:02/26/2021									
114093		02/05/2021		0221-5	26930	204.08		204.08	02/26/2021	DIR	PD	FOREST AWARDS - ENGRAVING OF 2
INVOICE:CAMM-73			CHECKDATE:02/26/2021									
8921032		02/05/2021		0221-5	26951	957.46		957.46	02/26/2021	DIR	PD	OPENTABLE - CARRYOUT RESERVATI
INVOICE:CHAB-349			CHECKDATE:02/26/2021									
114111		02/05/2021		0221-5	26952	493.24		493.24	02/26/2021	DIR	PD	OPENTABLE - CARRYOUT RESERVATI
INVOICE:CHAB-350			CHECKDATE:02/26/2021									
114112		02/05/2021		0221-5	26953	20.76		20.76	02/26/2021	DIR	PD	JEWEL - FOOD RESALE
INVOICE:CHAB-351			CHECKDATE:02/26/2021									
114113		02/05/2021		0221-5	26954	71.52		71.52	02/26/2021	DIR	PD	WEBSTAIRANT - DISH MACHINE RAC
INVOICE:CHAB-352			CHECKDATE:02/26/2021									
114114		02/05/2021		0221-5	26955	14.99		14.99	02/26/2021	DIR	PD	SPOTIFY - MUSIC SERVICE
INVOICE:CHAB-353			CHECKDATE:02/26/2021									
114115		02/05/2021		0221-5	26956	253.35		253.35	02/26/2021	DIR	PD	COMCAST - CABLE & INTERNET
INVOICE:CHAB-354			CHECKDATE:02/26/2021									
114116		02/05/2021		0221-5	26957	130.52		130.52	02/26/2021	DIR	PD	COMCAST - CABLE & INTERNET
INVOICE:CHAB-355			CHECKDATE:02/26/2021									
10434613		02/05/2021		0221-5	26964	106.90		106.90	02/26/2021	DIR	PD	WOW - PD - INV INTERNET

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:CHIJ-108			CHECKDATE:02/26/2021									
114124		02/05/2021	0221-5		26965	104.99		104.99	02/26/2021	DIR	PD	AMAZON - HARD DRIVE
INVOICE:CHIJ-109			CHECKDATE:02/26/2021									
114125		02/05/2021	0221-5		26966	115.00		115.00	02/26/2021	DIR	PD	AMAZON - PD TICKER PRINTER BAT
INVOICE:CHIJ-110			CHECKDATE:02/26/2021									
114126		02/05/2021	0221-5		26967	36.00		36.00	02/26/2021	DIR	PD	AUTH SMTP - VILLAGE SMTP SERVI
INVOICE:CHIJ-111			CHECKDATE:02/26/2021									
114127		02/05/2021	0221-5		26968	105.48		105.48	02/26/2021	DIR	PD	WOW - PD INV. INTERNET
INVOICE:CHIJ-112			CHECKDATE:02/26/2021									
114128		02/05/2021	0221-5		26969	240.00		240.00	02/26/2021	DIR	PD	ZOOM - VILLAGE ZOOM ACCOUNT
INVOICE:CHIJ-113			CHECKDATE:02/26/2021									
8919331		02/05/2021	0221-5		26973	10.00		10.00	02/26/2021	DIR	PD	PAYPAL - MUNIS ONLINE PROCESSO
INVOICE:COYC-105			CHECKDATE:02/26/2021									
114133		02/05/2021	0221-5		26974	10.00		10.00	02/26/2021	DIR	PD	PAYPAL- MUNIS ONLINE PROCESSOR
INVOICE:COYC-106			CHECKDATE:02/26/2021									
114134		02/05/2021	0221-5		26975	10.00		10.00	02/26/2021	DIR	PD	PAYPAL - MUNIS ONLINE PROCESSO
INVOICE:COYC-107			CHECKDATE:02/26/2021									
114135		02/05/2021	0221-5		26976	50.00		50.00	02/26/2021	DIR	PD	NIU OUTREACH - FINANCIAL FOREC
INVOICE:COYC-108			CHECKDATE:02/26/2021									
114136		02/05/2021	0221-5		26977	50.00		50.00	02/26/2021	DIR	PD	NIU OUTREACH - FINANCIAL FOREC
INVOICE:COYC-109			CHECKDATE:02/26/2021									
114137		02/05/2021	0221-5		26978	50.00		50.00	02/26/2021	DIR	PD	NIU OUTREACH - FINANCIAL FOREC
INVOICE:COYC-110			CHECKDATE:02/26/2021									
114138		02/05/2021	0221-5		26979	125.00		125.00	02/26/2021	DIR	PD	NIU OUTREACH - CONSOLID. TRUST
INVOICE:COYC-111			CHECKDATE:02/26/2021									
1086407		02/05/2021	0221-5		26931	26.97		26.97	02/26/2021	DIR	PD	AMAZON - DOOR HARDWARD - PROSH
INVOICE:CROA-104			CHECKDATE:02/26/2021									
114094		02/05/2021	0221-5		26932	119.95		119.95	02/26/2021	DIR	PD	AMAZON - VACUUM PUMP HVAC STAR
INVOICE:CROA-105			CHECKDATE:02/26/2021									
114095		02/05/2021	0221-5		26933	79.00		79.00	02/26/2021	DIR	PD	AMAZON - DOOR HARDWARE PROSHOP
INVOICE:CROA-106			CHECKDATE:02/26/2021									
114096		02/05/2021	0221-5		26934	243.56		243.56	02/26/2021	DIR	PD	AMAZON - STARTER HUT A/C INSTA
INVOICE:CROA-107			CHECKDATE:02/26/2021									
114097		02/05/2021	0221-5		26935	807.40		807.40	02/26/2021	DIR	PD	GEMPLER'S SAW, LOOPERS, MARKIN
INVOICE:CROA-108			CHECKDATE:02/26/2021									
114098		02/05/2021	0221-5		26936	35.69		35.69	02/26/2021	DIR	PD	GEMPLER'S - GOOSE CONTROL DEVI
INVOICE:CROA-109			CHECKDATE:02/26/2021									
114099		02/05/2021	0221-5		26937	140.11		140.11	02/26/2021	DIR	PD	AMAZON - CLEANING SUPPLIES
INVOICE:CROA-110			CHECKDATE:02/26/2021									
114100		02/05/2021	0221-5		26938	128.33		128.33	02/26/2021	DIR	PD	GEMPLER'S GOOSE CONTROL DEVICE
INVOICE:CROA-111			CHECKDATE:02/26/2021									
114101		02/05/2021	0221-5		26939	2,100.00		2,100.00	02/26/2021	DIR	PD	GREENKEY LANDSCAPING - LANDSCA
INVOICE:CROA-112			CHECKDATE:02/26/2021									
114102		02/05/2021	0221-5		26940	200.00		200.00	02/26/2021	DIR	PD	MAGCS - LOCAL SUPERINTENDENT A
INVOICE:CROA-113			CHECKDATE:02/26/2021									
114103		02/05/2021	0221-5		26941	183.68		183.68	02/26/2021	DIR	PD	FEECE OIL - GREASE
INVOICE:CROA-114			CHECKDATE:02/26/2021									
8919714		02/05/2021	0221-5		27003	85.00		85.00	02/26/2021	DIR	PD	DUPAGE CTY - STORMWATER IMPACT
INVOICE:DAUR-15			CHECKDATE:02/26/2021									
8920532		02/05/2021	0221-5		26944	165.38		165.38	02/26/2021	DIR	PD	TRIPLESEAT - EVENT PLANNING SO
INVOICE:DETA-314			CHECKDATE:02/26/2021									
114105		02/05/2021	0221-5		26945	16.79		16.79	02/26/2021	DIR	PD	AMAZON - LIGHT BULBS
INVOICE:DETA-315			CHECKDATE:02/26/2021									
114106		02/05/2021	0221-5		26946	10.95		10.95	02/26/2021	DIR	PD	AMAZON - SLIDE CUTTER FOR KITC
INVOICE:DETA-316			CHECKDATE:02/26/2021									

VILLAGE OF GLEN ELLYN

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
114107		02/05/2021		0221-5	26947	35.88		35.88	02/26/2021	DIR	PD	AMAZON - HAND SANITIZER
INVOICE:DETA-317			CHECKDATE:02/26/2021									
114108		02/05/2021		0221-5	26948	20.69		20.69	02/26/2021	DIR	PD	AMAZON - FLOOR MOP
INVOICE:DETA-318			CHECKDATE:02/26/2021									
114109		02/05/2021		0221-5	26949	165.32		165.32	02/26/2021	DIR	PD	TRIPLESEAT - EVENT PLANNING SO
INVOICE:DETA-319			CHECKDATE:02/26/2021									
114110		02/05/2021		0221-5	26950	40.00		40.00	02/26/2021	DIR	PD	HERE COMES THE GUIDE - MARKETI
INVOICE:DETA-320			CHECKDATE:02/26/2021									
8920412		02/05/2021		0221-5	26970	175.00		175.00	02/26/2021	DIR	PD	IL DIV INTERNATIONAL ASSOC OF
INVOICE:DOWA-23			CHECKDATE:02/26/2021									
114131		02/05/2021		0221-5	26971	26.36		26.36	02/26/2021	DIR	PD	WALGREENS - CLEANING SUPPLIES
INVOICE:DOWA-24			CHECKDATE:02/26/2021									
114132		02/05/2021		0221-5	26972	-9.07		-9.07	02/26/2021	CRM	PD	WALGREENS - CLEANING SUPPLIES
INVOICE:DOWA-25			CHECKDATE:02/26/2021									
9198127		02/05/2021		0221-5	26942	27.69		27.69	02/26/2021	DIR	PD	JEWEL/ FOOD RESALE
INVOICE:FOTT-159			CHECKDATE:02/26/2021									
114104		02/05/2021		0221-5	26943	68.61		68.61	02/26/2021	DIR	PD	JEWEL - FOOD RESALE
INVOICE:FOTT-160			CHECKDATE:02/26/2021									
8921832		02/05/2021		0221-5	26989	19.95		19.95	02/26/2021	DIR	PD	AMAZON - CELL PHONE CASE
INVOICE:FRAF-171			CHECKDATE:02/26/2021									
114145		02/05/2021		0221-5	26990	50.82		50.82	02/26/2021	DIR	PD	AMAZON - DECAL ERASER
INVOICE:FRAF-172			CHECKDATE:02/26/2021									
114146		02/05/2021		0221-5	26991	14.36		14.36	02/26/2021	DIR	PD	AMAZON - 6 POLE SOCKET - INVEN
INVOICE:FRAF-173			CHECKDATE:02/26/2021									
114147		02/05/2021		0221-5	26992	1,307.01		1,307.01	02/26/2021	DIR	PD	HYDROTEX - PARTNERSHIP LUBRICA
INVOICE:FRAF-174			CHECKDATE:02/26/2021									
114148		02/05/2021		0221-5	26993	320.00		320.00	02/26/2021	DIR	PD	FIREPENNY - 4-KUSSMAUL SHORE L
INVOICE:FRAF-175			CHECKDATE:02/26/2021									
114149		02/05/2021		0221-5	26994	154.40		154.40	02/26/2021	DIR	PD	SEC OF STATE - PD#026 LICENSE
INVOICE:FRAF-176			CHECKDATE:02/26/2021									
114150		02/05/2021		0221-5	26995	18.44		18.44	02/26/2021	DIR	PD	FEDEX - FD#1A61 SHIPPING
INVOICE:FRAF-177			CHECKDATE:02/26/2021									
114151		02/05/2021		0221-5	26996	8.11		8.11	02/26/2021	DIR	PD	MCDONALD'S - REIMBURSED BY FRA
INVOICE:FRAF-178			CHECKDATE:02/26/2021									
114152		02/05/2021		0221-5	26997	6.15		6.15	02/26/2021	DIR	PD	MCDONALD'S - REIMBURSED BY FRA
INVOICE:FRAF-179			CHECKDATE:02/26/2021									
114153		02/05/2021		0221-5	26998	104.92		104.92	02/26/2021	DIR	PD	PARTS GEEK LLC - PW #223 TAIL
INVOICE:FRAF-180			CHECKDATE:02/26/2021									
114154		02/05/2021		0221-5	26999	1,513.23		1,513.23	02/26/2021	DIR	PD	LGS GROUP INC. - 3 POLICE BLAC
INVOICE:FRAF-181			CHECKDATE:02/26/2021									
8921932		02/05/2021		0221-5	26981	45.00		45.00	02/26/2021	DIR	PD	CONSTANT CONTACT
INVOICE:FRAM-192			CHECKDATE:02/26/2021									
114139		02/05/2021		0221-5	26982	200.00		200.00	02/26/2021	DIR	PD	MANAGER TOOLS, LLC - MGR. LEAD
INVOICE:FRAM-193			CHECKDATE:02/26/2021									
114140		02/05/2021		0221-5	26983	50.00		50.00	02/26/2021	DIR	PD	IL CITY CTY - VIRTUAL WINTER C
INVOICE:FRAM-194			CHECKDATE:02/26/2021									
114141		02/05/2021		0221-5	26984	75.85		75.85	02/26/2021	DIR	PD	PIERCE TAVERN - LUNCH W/ L. DE
INVOICE:FRAM-195			CHECKDATE:02/26/2021									
1108925		02/05/2021		0221-5	27019	1,338.70		1,338.70	02/26/2021	DIR	PD	DUE FROM GWA
INVOICE:GWA-10205			CHECKDATE:02/26/2021									
8922131		02/05/2021		0221-5	26961	51.99		51.99	02/26/2021	DIR	PD	QUILL CORP - OFFICE SUPPLIES
INVOICE:HEFJ-79			CHECKDATE:02/26/2021									
114122		02/05/2021		0221-5	26962	115.00		115.00	02/26/2021	DIR	PD	EB ASSOC. OF IL - AISC CENTERV
INVOICE:HEFJ-80			CHECKDATE:02/26/2021									
114123		02/05/2021		0221-5	26963	14.99		14.99	02/26/2021	DIR	PD	ZOOM - MONTHLY SUBSCRIPTION

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:HEFJ-81			CHECKDATE:02/26/2021									
8922330		02/05/2021	0221-5		27004	14.05		14.05	02/26/2021	DIR	PD	DISCOUNT RUBBER STAMPS - REFIL
INVOICE:HORK-150			CHECKDATE:02/26/2021									
114157		02/05/2021	0221-5		27005	22.98		22.98	02/26/2021	DIR	PD	AMAZON - PHONE SCREEN PROTECTO
INVOICE:HORK-151			CHECKDATE:02/26/2021									
114158		02/05/2021	0221-5		27006	50.00		50.00	02/26/2021	DIR	PD	AT&T - PHONE CASE
INVOICE:HORK-152			CHECKDATE:02/26/2021									
114159		02/05/2021	0221-5		27007	215.84		215.84	02/26/2021	DIR	PD	ISA - FORESTRY ED/SAFETY MATER
INVOICE:HORK-153			CHECKDATE:02/26/2021									
114160		02/05/2021	0221-5		27008	68.39		68.39	02/26/2021	DIR	PD	AMAZON - COFFEE CREAMER/BULBS
INVOICE:HORK-154			CHECKDATE:02/26/2021									
114161		02/05/2021	0221-5		27009	39.00		39.00	02/26/2021	DIR	PD	SOC. OF MUNICIPAL ARBORIST - W
INVOICE:HORK-155			CHECKDATE:02/26/2021									
114162		02/05/2021	0221-5		27010	39.00		39.00	02/26/2021	DIR	PD	SOC. OF MUNICIPAL ARBORIST - W
INVOICE:HORK-156			CHECKDATE:02/26/2021									
114163		02/05/2021	0221-5		27011	298.00		298.00	02/26/2021	DIR	PD	FOOD FOR SNOW CREW
INVOICE:HORK-157			CHECKDATE:02/26/2021									
114164		02/05/2021	0221-5		27012	434.95		434.95	02/26/2021	DIR	PD	PANERA - FOOD FOR SNOW CREW
INVOICE:HORK-158			CHECKDATE:02/26/2021									
8920628		02/05/2021	0221-5		27000	14.14		14.14	02/26/2021	DIR	PD	AMAZON - WALL CALENDAR
INVOICE:HUBJ-78			CHECKDATE:02/26/2021									
114155		02/05/2021	0221-5		27001	14.14		14.14	02/26/2021	DIR	PD	AMAZON - WALL CALENDAR
INVOICE:HUBJ-79			CHECKDATE:02/26/2021									
114156		02/05/2021	0221-5		27002	13.68		13.68	02/26/2021	DIR	PD	AMAZON - PHONE ACCESSORIES
INVOICE:HUBJ-80			CHECKDATE:02/26/2021									
9417810		02/06/2021	0221-5		26853	32.62		32.62	02/26/2021	DIR	PD	CASEY'S GENERAL STORE - FUEL F
INVOICE:JAGM-14			CHECKDATE:02/26/2021									
8920931		02/06/2021	0221-5		26840	24.18		24.18	02/26/2021	DIR	PD	AMAZON - COMM DEV OFFICE SUPPL
INVOICE:KAML-282			CHECKDATE:02/26/2021									
113940		02/06/2021	0221-5		26841	10.00		10.00	02/26/2021	DIR	PD	G.E. CHAMBE - STATE OF THE CTY
INVOICE:KAML-283			CHECKDATE:02/26/2021									
113941		02/06/2021	0221-5		26842	101.00		101.00	02/26/2021	DIR	PD	AMAZON - ADMIN OFFICE SUPPLIES
INVOICE:KAML-284			CHECKDATE:02/26/2021									
113942		02/06/2021	0221-5		26843	12.98		12.98	02/26/2021	DIR	PD	AMAZON - BOOK FOR EMPLOYEE EDU
INVOICE:KAML-285			CHECKDATE:02/26/2021									
113943		02/06/2021	0221-5		26844	71.88		71.88	02/26/2021	DIR	PD	DOODLE - YEARLY DOODLE SUBSCRI
INVOICE:KAML-286			CHECKDATE:02/26/2021									
113944		02/06/2021	0221-5		26845	19.99		19.99	02/26/2021	DIR	PD	AMAZON - CASHIER'S OFFICE SUPP
INVOICE:KAML-287			CHECKDATE:02/26/2021									
113945		02/06/2021	0221-5		26846	69.99		69.99	02/26/2021	DIR	PD	AMAZON - CASHIER'S OFFICE SUPP
INVOICE:KAML-288			CHECKDATE:02/26/2021									
113946		02/06/2021	0221-5		26847	31.84		31.84	02/26/2021	DIR	PD	AMAZON - ADMIN OFFICE SUPPLIES
INVOICE:KAML-289			CHECKDATE:02/26/2021									
113947		02/06/2021	0221-5		26848	71.47		71.47	02/26/2021	DIR	PD	AMAZON - COMM DEV. OFFICE SUPP
INVOICE:KAML-290			CHECKDATE:02/26/2021									
1108935		02/05/2021	0221-5		27018	14,818.71		14,818.71	02/26/2021	DIR	PD	DUE FROM LIBRARY
INVOICE:LIB-10205			CHECKDATE:02/26/2021									
8922532		02/05/2021	0221-5		26904	1,886.76		1,886.76	02/26/2021	DIR	PD	MENARDS - BUILDING MATERIAL
INVOICE:LUDM-496			CHECKDATE:02/26/2021									
114069		02/05/2021	0221-5		26905	42.97		42.97	02/26/2021	DIR	PD	MCMASTER CARR - BOLTS
INVOICE:LUDM-497			CHECKDATE:02/26/2021									
114070		02/05/2021	0221-5		26906	95.19		95.19	02/26/2021	DIR	PD	MCMASTER CARR - STAINLESS SCRE
INVOICE:LUDM-498			CHECKDATE:02/26/2021									
114071		02/05/2021	0221-5		26907	667.95		667.95	02/26/2021	DIR	PD	R&R PRODUCTS - ROLLERS AND ADJ
INVOICE:LUDM-499			CHECKDATE:02/26/2021									

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
114072		02/05/2021		0221-5	26908	810.23		810.23	02/26/2021	DIR	PD	MENARDS - 1X4, 1X6 1X8
INVOICE: LUDM-500			CHECKDATE: 02/26/2021									
114073		02/05/2021		0221-5	26909	152.33		152.33	02/26/2021	DIR	PD	STENS - SPARK PLUGS
INVOICE: LUDM-501			CHECKDATE: 02/26/2021									
114074		02/05/2021		0221-5	26910	165.15		165.15	02/26/2021	DIR	PD	BURRIS - ELECTRIC GREENS MOWER
INVOICE: LUDM-502			CHECKDATE: 02/26/2021									
114075		02/05/2021		0221-5	26911	130.54		130.54	02/26/2021	DIR	PD	R&R PRODUCTS - STEERING WHEEL
INVOICE: LUDM-503			CHECKDATE: 02/26/2021									
114076		02/05/2021		0221-5	26912	123.06		123.06	02/26/2021	DIR	PD	STENS - AIR FILTERS, MAINTENAN
INVOICE: LUDM-504			CHECKDATE: 02/26/2021									
114077		02/05/2021		0221-5	26913	149.95		149.95	02/26/2021	DIR	PD	COMCAST - SHOP INTERNET
INVOICE: LUDM-505			CHECKDATE: 02/26/2021									
114078		02/05/2021		0221-5	26914	105.16		105.16	02/26/2021	DIR	PD	R&R PRODUCTS - ROLLER SHIM
INVOICE: LUDM-506			CHECKDATE: 02/26/2021									
114079		02/05/2021		0221-5	26915	48.35		48.35	02/26/2021	DIR	PD	STENS - SPARK PLUGS
INVOICE: LUDM-507			CHECKDATE: 02/26/2021									
114080		02/05/2021		0221-5	26916	62.83		62.83	02/26/2021	DIR	PD	R&R PRODUCTS - SEALS AND ORING
INVOICE: LUDM-508			CHECKDATE: 02/26/2021									
114081		02/05/2021		0221-5	26917	83.54		83.54	02/26/2021	DIR	PD	R&R PRODUCTS - HYDRO TUBE
INVOICE: LUDM-509			CHECKDATE: 02/26/2021									
114082		02/05/2021		0221-5	26918	1,137.82		1,137.82	02/26/2021	DIR	PD	GRAINGER - RESTROOM PARTITIONS
INVOICE: LUDM-510			CHECKDATE: 02/26/2021									
114083		02/05/2021		0221-5	26919	15.99		15.99	02/26/2021	DIR	PD	MCMMASTER CARR - ORINGS
INVOICE: LUDM-511			CHECKDATE: 02/26/2021									
114084		02/05/2021		0221-5	26920	253.93		253.93	02/26/2021	DIR	PD	MCMMASTER CARR - REPAIR CLAMP
INVOICE: LUDM-512			CHECKDATE: 02/26/2021									
114085		02/05/2021		0221-5	26921	203.62		203.62	02/26/2021	DIR	PD	HOME DEPOT - LIGHT BULBS
INVOICE: LUDM-513			CHECKDATE: 02/26/2021									
114086		02/05/2021		0221-5	26922	125.20		125.20	02/26/2021	DIR	PD	KULLY SUPPLY - SLOAN REPAIR KI
INVOICE: LUDM-514			CHECKDATE: 02/26/2021									
114087		02/05/2021		0221-5	26923	578.74		578.74	02/26/2021	DIR	PD	REDEXIM - THACHAWAY SERVICE KI
INVOICE: LUDM-515			CHECKDATE: 02/26/2021									
114088		02/05/2021		0221-5	26924	85.11		85.11	02/26/2021	DIR	PD	CARQUEST - WIPER BLADES, MOTOR
INVOICE: LUDM-516			CHECKDATE: 02/26/2021									
114089		02/05/2021		0221-5	26925	128.54		128.54	02/26/2021	DIR	PD	MISSICKS - STOP SOLENOID
INVOICE: LUDM-517			CHECKDATE: 02/26/2021									
114090		02/05/2021		0221-5	26926	732.89		732.89	02/26/2021	DIR	PD	MESSICKS - STEERING CYLINDAR
INVOICE: LUDM-518			CHECKDATE: 02/26/2021									
8919612		02/05/2021		0221-5	26985	30.00		30.00	02/26/2021	DIR	PD	IL E-FILE - FILING APPELLATE B
INVOICE: MATG-16			CHECKDATE: 02/26/2021									
114142		02/05/2021		0221-5	26986	.87		.87	02/26/2021	DIR	PD	IL E-FILE - FILING APPELLATE B
INVOICE: MATG-17			CHECKDATE: 02/26/2021									
114143		02/05/2021		0221-5	26987	20.00		20.00	02/26/2021	DIR	PD	DUPAGE CTY BAR ASSOC - COURT I
INVOICE: MATG-18			CHECKDATE: 02/26/2021									
114144		02/05/2021		0221-5	26988	-20.00		-20.00	02/26/2021	CRM	PD	DUPAGE CTY BAR ASSOC - COURT I
INVOICE: MATG-19			CHECKDATE: 02/26/2021									
8922632		02/06/2021		0221-5	26855	21.78		21.78	02/26/2021	DIR	PD	AMAZON - CASE OF PRINTER PAPER
INVOICE: MILC-346			CHECKDATE: 02/26/2021									
113959		02/06/2021		0221-5	26856	74.50		74.50	02/26/2021	DIR	PD	AMAZON - SHREDDER BAGS
INVOICE: MILC-347			CHECKDATE: 02/26/2021									
113960		02/06/2021		0221-5	26857	157.50		157.50	02/26/2021	DIR	PD	AMAZON - 10 SPINDLES OF RECORD
INVOICE: MILC-348			CHECKDATE: 02/26/2021									
113961		02/06/2021		0221-5	26858	49.99		49.99	02/26/2021	DIR	PD	WSJ - NEWSPAPER SUBSCRIPTION
INVOICE: MILC-349			CHECKDATE: 02/26/2021									
113962		02/06/2021		0221-5	26859	95.00		95.00	02/26/2021	DIR	PD	IL ASSOC OF CHIEFS OF POLICE -

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:MILC-350			CHECKDATE:02/26/2021									
113963		02/06/2021		0221-5	26860	26.29		26.29	02/26/2021	DIR	PD	AMAZON - SHREDDER BAGS
INVOICE:MILC-351			CHECKDATE:02/26/2021									
113964		02/06/2021		0221-5	26861	72.29		72.29	02/26/2021	DIR	PD	AMAZON - BLACK TONER CARTRIDGE
INVOICE:MILC-352			CHECKDATE:02/26/2021									
113965		02/06/2021		0221-5	26862	24.99		24.99	02/26/2021	DIR	PD	AMAZON - HANGERS
INVOICE:MILC-353			CHECKDATE:02/26/2021									
113966		02/06/2021		0221-5	26863	269.00		269.00	02/26/2021	DIR	PD	AMAZON - SECURITY CAMERA ACCES
INVOICE:MILC-354			CHECKDATE:02/26/2021									
113967		02/06/2021		0221-5	26864	122.66		122.66	02/26/2021	DIR	PD	AMAZON - SUPERVISION OF PLICE
INVOICE:MILC-355			CHECKDATE:02/26/2021									
113968		02/06/2021		0221-5	26865	14.99		14.99	02/26/2021	DIR	PD	ZOOM - ONLINE MEETING MEMBERSH
INVOICE:MILC-356			CHECKDATE:02/26/2021									
113969		02/06/2021		0221-5	26866	17.81		17.81	02/26/2021	DIR	PD	UPS - IL PHLEBOTOMY TESTING MA
INVOICE:MILC-357			CHECKDATE:02/26/2021									
113970		02/06/2021		0221-5	26867	17.17		17.17	02/26/2021	DIR	PD	UPS - IL PHLEBOTOMY TESTING MA
INVOICE:MILC-358			CHECKDATE:02/26/2021									
113971		02/06/2021		0221-5	26868	17.17		17.17	02/26/2021	DIR	PD	UPS - IL PHLEOTOMY TESTING MAI
INVOICE:MILC-359			CHECKDATE:02/26/2021									
114379		02/05/2021		0221-5	27039	171.90		171.90	02/26/2021	DIR	PD	UPS - IL PHLEBOTOMY TESTING MA
INVOICE:MILC-360			CHECKDATE:02/26/2021									
113973		02/06/2021		0221-5	26870	16.34		16.34	02/26/2021	DIR	PD	UPS - IL PHLEBOTOMY TESTING MA
INVOICE:MILC-361			CHECKDATE:02/26/2021									
113974		02/06/2021		0221-5	26871	17.15		17.15	02/26/2021	DIR	PD	UPS - IL PHLEBOTOMY TESTING MA
INVOICE:MILC-362			CHECKDATE:02/26/2021									
8920721		02/06/2021		0221-5	26851	39.95		39.95	02/26/2021	DIR	PD	US FLEET TRACKING - MONTHLY GP
INVOICE:MONJ-30			CHECKDATE:02/26/2021									
1055521		02/06/2021		0221-5	26837	155.19		155.19	02/26/2021	DIR	PD	MENARDS - COMM. DEV. OFFICE HE
INVOICE:MONM-181			CHECKDATE:02/26/2021									
113938		02/06/2021		0221-5	26838	524.93		524.93	02/26/2021	DIR	PD	MENARDS - HISTORY CENTER LIGHT
INVOICE:MONM-182			CHECKDATE:02/26/2021									
113939		02/06/2021		0221-5	26839	47.94		47.94	02/26/2021	DIR	PD	MENARDS - PD OFFICE SHELVES AN
INVOICE:MONM-183			CHECKDATE:02/26/2021									
8920032		02/02/2021		0221-5	27020	59.00		59.00	02/26/2021	DIR	PD	SPROUT SOCIAL - MONTHLY SUBSCR
INVOICE:PLAM-144			CHECKDATE:02/26/2021									
114172		02/05/2021		0221-5	27021	95.00		95.00	02/26/2021	DIR	PD	CONSTANT CONTACT - MONTHLY SUB
INVOICE:PLAM-145			CHECKDATE:02/26/2021									
114173		02/05/2021		0221-5	27022	12.95		12.95	02/26/2021	DIR	PD	CANVA - MONTHLY SUBSCRIPTION
INVOICE:PLAM-146			CHECKDATE:02/26/2021									
1116204		02/05/2021		0221-5	27013	219.00		219.00	02/26/2021	DIR	PD	121 MARKETING - R22 WEBSITE
INVOICE:RUSJ-79			CHECKDATE:02/26/2021									
114168		02/05/2021		0221-5	27014	249.00		249.00	02/26/2021	DIR	PD	121 MARKETING - VL WEBSITE
INVOICE:RUSJ-80			CHECKDATE:02/26/2021									
114169		02/05/2021		0221-5	27015	105.19		105.19	02/26/2021	DIR	PD	APPLE - APP FEES RENEWAL
INVOICE:RUSJ-81			CHECKDATE:02/26/2021									
114170		02/05/2021		0221-5	27016	219.00		219.00	02/26/2021	DIR	PD	RUSJ-82
INVOICE:RUSJ-82			CHECKDATE:02/26/2021									
114171		02/05/2021		0221-5	27017	249.00		249.00	02/26/2021	DIR	PD	121 MARKETING - VL WEBSITE
INVOICE:RUSJ-83			CHECKDATE:02/26/2021									
1020912		02/06/2021		0221-5	26854	51.96		51.96	02/26/2021	DIR	PD	HOME DEPOT - FLOOR SQUEEGEE FO
INVOICE:SCUD-4			CHECKDATE:02/26/2021									
9270422		02/05/2021		0221-5	27024	-83.68		-83.68	02/26/2021	CRM	PD	PROFLOWERS - CREDIT FOR S. WIT
INVOICE:SPRS-116			CHECKDATE:02/26/2021									
8923020		02/06/2021		0221-5	26849	140.71		140.71	02/26/2021	DIR	PD	RESTAURANT DEPOT - COFFEE/KITC
INVOICE:TAVE-32			CHECKDATE:02/26/2021									

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113953		02/06/2021		0221-5	26850	14.55		14.55	02/26/2021	DIR	PD	WALGREENS - MISC KITCHEN SUPPL
INVOICE:TAVE-33			CHECKDATE:02/26/2021									
8920228		02/06/2021		0221-5	26872	45.00		45.00	02/26/2021	DIR	PD	PAYPAL - BOOTON MEMBERSHIP TO
INVOICE:TERJ-108			CHECKDATE:02/26/2021									
113975		02/06/2021		0221-5	26873	3,850.00		3,850.00	02/26/2021	DIR	PD	CELLEBRITE - WOLLENBERG CELLEB
INVOICE:TERJ-109			CHECKDATE:02/12/2021									
113976		02/06/2021		0221-5	26874	100.00		100.00	02/26/2021	DIR	PD	PAYPAL - BRUNO & J. TERRANOVA
INVOICE:TERJ-110			CHECKDATE:02/26/2021									
113977		02/06/2021		0221-5	26875	447.00		447.00	02/26/2021	DIR	PD	AMER. HEART SHOP CPR - CPR TRA
INVOICE:TERJ-111			CHECKDATE:02/21/2021									
113978		02/06/2021		0221-5	26876	119.00		119.00	02/26/2021	DIR	PD	CALIBRE PRESS - CARIUS TRAININ
INVOICE:TERJ-112			CHECKDATE:02/26/2021									
113979		02/06/2021		0221-5	26877	375.00		375.00	02/26/2021	DIR	PD	AXON - HARTZELL TASER INSTRUCT
INVOICE:TERJ-113			CHECKDATE:02/26/2021									
113981		02/06/2021		0221-5	26878	150.00		150.00	02/26/2021	DIR	PD	PAYPAL - HARTZELL TRAINING CLA
INVOICE:TERJ-114			CHECKDATE:02/26/2021									
113982		02/06/2021		0221-5	26879	150.00		150.00	02/26/2021	DIR	PD	PAYPAL - CATALANO TRAINING CLA
INVOICE:TERJ-115			CHECKDATE:02/26/2021									
113983		02/06/2021		0221-5	26880	93.45		93.45	02/26/2021	DIR	PD	PACIFIC COAST LAB - EARPIECE T
INVOICE:TERJ-116			CHECKDATE:02/26/2021									
8920325		02/05/2021		0221-5	26980	7.59		7.59	02/26/2021	DIR	PD	AMAZON - LABELS
INVOICE:THOL-52			CHECKDATE:02/12/2021									
8923128		02/06/2021		0221-5	26852	25.00		25.00	02/26/2021	DIR	PD	BANNER-UP - OFFICER OF THE QUA
INVOICE:VAVK-63			CHECKDATE:02/26/2021									
8923232		02/05/2021		0221-5	26900	38.25		38.25	02/26/2021	DIR	PD	STAPLES - OFFICE SUPPLIES
INVOICE:VESJ-210			CHECKDATE:02/16/2021									
114066		02/05/2021		0221-5	26901	14.97		14.97	02/26/2021	DIR	PD	RESTAURANTOWNERS.COM - MONTHLY
INVOICE:VESJ-211			CHECKDATE:02/26/2021									
114067		02/05/2021		0221-5	26902	95.00		95.00	02/26/2021	DIR	PD	PGA OF AMERICA - REGISTRATION
INVOICE:VESJ-212			CHECKDATE:02/26/2021									
114068		02/05/2021		0221-5	26903	99.47		99.47	02/26/2021	DIR	PD	AT&T - U-VERSE FOR CLUBHOUSE
INVOICE:VESJ-213			CHECKDATE:02/26/2021									
						50,990.75						
11266 PHYSICIANS IMMEDIATE CARE NORTH CHICAGO LLC												
114197		02/08/2021		0221-4	243582	309.00		309.00	02/26/2021	INV	PD	BACKGROUND CHECKS
INVOICE:4193067			CHECKDATE:02/26/2021									
11323 POLACH APPRAISAL GROUP, INC												
114211		02/18/2021		0221-4	243584	3,750.00		3,750.00	02/26/2021	INV	PD	PROFESSIONAL SERVICES
INVOICE:14942			CHECKDATE:02/26/2021									
11334 EURO USA MIDWEST LLC												
113894		02/05/2021		0221-3	243441	329.40		329.40	02/19/2021	INV	PD	FOOD RESALE
INVOICE:570407			CHECKDATE:02/19/2021									
114180		02/10/2021		0221-4	243548	338.29		338.29	02/26/2021	INV	PD	FOOD RESALE
INVOICE:570619-00			CHECKDATE:02/26/2021									
						667.69						
11391 ENCORE ELECTRIC INC												
114249		02/19/2021		0221-4	243544	380.00		380.00	02/26/2021	INV	PD	FIRE STATION #1 & 2 ELECTRICAL

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:3536 CHECKDATE:02/26/2021											
11480 M.A. MORTENSON COMPANY											
114270	20190011	01/26/2021		0221-4	27037	1,556,039.00	1,556,039.00	02/26/2021	DIR	PD	PARKING GARAGE CONSTRUCTION
INVOICE:18090015-15 CHECKDATE:02/25/2021											
11487 JOHN A PHILLIPS											
114281		02/13/2021		0221-4	243509	704.00	704.00	02/22/2021	INV	PD	BLOODBORNE PATHOGENS
INVOICE:A92F9CR-21 CHECKDATE:02/26/2021											
114282		02/13/2021		0221-4	243509	704.00	704.00	02/22/2021	INV	PD	HAZARDOUS MATERIALS
INVOICE:A92F9CR-21H CHECKDATE:02/26/2021											
						1,408.00					
11562 SHIFT4 PAYMENTS											
9590223		02/23/2021		0221-4	27034	50.00	50.00	02/26/2021	DIR	PD	LINKS CREDIT CARD FEES 0221
INVOICE:SHIFT4-25 CHECKDATE:02/26/2021											
11768 SHI INTERNATIONAL											
113829		01/27/2021		0221-3	243481	820.00	820.00	02/12/2021	INV	PD	WEBCAMS
INVOICE:B12939413 CHECKDATE:02/19/2021											
114205		02/15/2021		0221-4	243589	364.00	364.00	02/26/2021	INV	PD	PW SCANNER
INVOICE:B13024353 CHECKDATE:02/26/2021											
						1,184.00					
11803 CARDIAC LIFE PRODUCTS, INC											
114267		02/23/2021		0221-4	243514	259.28	259.28	02/26/2021	INV	PD	CARDIAC SCEINCE POWERHEART ELE
INVOICE:168460 CHECKDATE:02/26/2021											
11828 GET FRESH PRODUCE											
113897		02/06/2021		0221-3	243446	237.25	237.25	02/19/2021	INV	PD	FOOD RESALE
INVOICE:03685322 CHECKDATE:02/19/2021											
114179		02/10/2021		0221-4	243552	207.56	207.56	02/26/2021	INV	PD	FOOD RESALE
INVOICE:03686385 CHECKDATE:02/26/2021											
						444.81					
11870 ERIK ELECTRIC CORP											
114214		01/20/2021		0221-4	243546	511.80	511.80	02/26/2021	INV	PD	SURREY LS - NEW RELAYS
INVOICE:4677 CHECKDATE:02/26/2021											
114215		01/20/2021		0221-4	243546	511.80	511.80	02/26/2021	INV	PD	HILL AVE. LIFT STATION POWER M
INVOICE:4678 CHECKDATE:02/26/2021											
						1,023.60					
11884 FIRST COMMUNICATIONS, LLC											
114206		02/06/2021		0221-4	243550	558.03	558.03	02/26/2021	INV	PD	PD PRI #00114577
INVOICE:121165547 CHECKDATE:02/26/2021											
11906 MATHIESON HOUSE, LLC											

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
114022 INVOICE:20193153		02/10/2021		0221-4 CHECKDATE:02/26/2021	243570	16,637.00	16,637.00	02/19/2021	INV	PD	RESTORE DEP. PERMIT #20193153
11984 ESRI											
114222 INVOICE:93980273		02/01/2021		0221-4 CHECKDATE:02/26/2021	243547	1,396.00	1,396.00	02/26/2021	INV	PD	PROFESSIONAL SERVICES
12250 CROWN CASTLE USA INC											
113889 INVOICE:20192447		02/10/2021		0221-3 CHECKDATE:02/19/2021	243435	2,000.00	2,000.00	02/19/2021	INV	PD	RESTORE DEP 320 TAFT PERMIT 20
12336 KO-ZE, LLC											
113884 INVOICE:113884	20200055	02/10/2021		0221-3 CHECKDATE:02/19/2021	243461	15,000.00	15,000.00	02/19/2021	INV	PD	INTERIOR IMPROVEMENT AWARD - 4
12343 MAJOR APPLIANCE SERVICES, INC.											
113906 INVOICE:246745		01/27/2021		0221-3 CHECKDATE:02/19/2021	243466	312.75	312.75	02/19/2021	INV	PD	SERVICE CALL FOR COOLER - LINK
12444 CATER 2 ALL INC.											
113695 INVOICE:113695		02/01/2021		0221-3 CHECKDATE:02/19/2021	243464	5,000.00	5,000.00	02/05/2021	INV	PD	COVID-19 SUPPORT GRANT - LEE N
12451 DAVID & INGRID GOTTSALL											
113835 INVOICE:20171526		02/04/2021		0221-3 CHECKDATE:02/19/2021	243437	1,000.00	1,000.00	02/12/2021	INV	PD	RESTORE DEP. 938 CRESCENT 2017
12452 SURREY COMMONS, LLC											
113850 INVOICE:113850		02/08/2021		0221-3 CHECKDATE:02/19/2021	243487	93.83	93.83	02/08/2021	INV	PD	UB ACCT #232080 REFUND - 136 S
12453 US BANK C/O WRI PROPERTY MGMT LLC											
113851 INVOICE:113851		02/08/2021		0221-3 CHECKDATE:02/19/2021	243495	11.35	11.35	02/08/2021	INV	PD	UB #122610 REFUND - 529 GENEVA
114327 INVOICE:122610		02/25/2021		0221-4 CHECKDATE:02/26/2021	243600	54.08	54.08	02/25/2021	INV	PD	UB #122610 REFUND - 529 GENEVA
						65.43					
12454 HUYNH, HAO											
113852 INVOICE:113852		02/08/2021		0221-3 CHECKDATE:02/19/2021	243457	26.79	26.79	02/08/2021	INV	PD	UB ACCT #232280 REFUND - 176 S
12455 ULTIMATE TRAINING MUNITIONS INC.											
114019		01/20/2021		0221-3	243494	596.92	596.92	02/12/2021	INV	PD	AMMUNITION

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:211213			CHECKDATE:02/19/2021								
12458	FUCHSIA, INC										
113885		02/10/2021		0221-3	243445	2,229.48	2,229.48	02/19/2021	INV	PD	COVID-19 SUPPORT GRANT - FUSCH
INVOICE:113885			CHECKDATE:02/19/2021								
12459	AM KITCHEN & BATH										
114196		01/25/2021		0221-4	243504	2,000.00	2,000.00	02/26/2021	INV	PD	RESTOR. DEP - 623 PRAIRIE PERM
INVOICE:20180761			CHECKDATE:02/26/2021								
12461	INDEPENDANT ESCROW SERVICE CORP										
114250		02/22/2021		0221-4	243566	34.57	34.57	02/26/2021	INV	PD	OVERPAYMENT ON CLEARWATER 529
INVOICE:20210145			CHECKDATE:02/26/2021								
12462	CINDY CASPERS										
114242		02/11/2021		0221-4	243517	1,182.00	1,182.00	02/26/2021	INV	PD	RE TRANSFER TAX REFUND - 246 T
INVOICE:23292			CHECKDATE:02/26/2021								
12463	ELAYNA LACHS										
114194		02/22/2021		0221-4	243542	295.24	295.24	02/26/2021	INV	PD	REIMBURSEMENT FOR DAMAGE TO VE
INVOICE:114194			CHECKDATE:02/26/2021								
12464	PAULA MORTIZ										
114261		02/08/2021		0221-4	243581	110.00	110.00	02/26/2021	INV	PD	REIMBURSEMENT FOR ARCHITECT LI
INVOICE:114261			CHECKDATE:02/26/2021								
12467	KALAFUT ENTERPRISES INC										
114326		02/25/2021		0221-4	243567	14.47	14.47	02/25/2021	INV	PD	UB #321320 REFUND - 317 HILL A
INVOICE:321320			CHECKDATE:02/26/2021								
						14.47					
497 INVOICES						2,317,215.67					

** END OF REPORT - Generated by Lori Thomas **



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Minutes
Prepared By:

AGENDA ITEM (ID # 2021-953)

DOC ID: 2021-953

February 8, 2021 Village Board Meeting Minutes

Statement of the Issue:

Please review the attached minutes.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Approve the attached minutes.

Attachments:

1. 02082021 Village Board Meeting Minutes



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday February 8, 2021
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, Acting President Fasules and Trustees Christiansen (arrived at 7:05 p.m.), Enright, Pryde, Senak and Thompson answered "Present".

Also in attendance: Village Manager Franz, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Community Development Director Springer, Planning Manager Purvis and Associate Planner Jackson.

D. Audience Participation

None.

E. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULT:	APPROVED [6 TO 0]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde Senak, Thompson

Motion to approve the following items including Payroll and Vouchers totaling \$2,120,965.82. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Thompson)

1. Total Expenditure (Payroll and Vouchers) - \$2,120,965.82
2. January 19, 2021 (6:30 p.m.) Special Village Board Meeting Minutes
3. January 19, 2021 (7:00 p.m.) Special Village Board Meeting Minutes
4. January 25, 2021 Village Board Meeting Minutes
5. Ordinance No. 6849, An Ordinance Approving Construction Necessitated Zoning Variations to Allow NO Impervious Surface Setback on a Portion of the Properties Located at 231 and 233 N. Park Blvd. (Community Development Director Springer)

ITEMS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY

6. Ordinance No. 6850, An Ordinance Granting Exterior Appearance Approval for the Property Located at 507 Pennsylvania Avenue (Community Development Director Springer)

Trustee Thompson asked why an awning is being required. Community Development Director Springer stated the awning is not required but is a suggested condition from staff. Community Development Director Springer stated the windows at 507 and 509 Pennsylvania Avenue will appear different with the improvements being made to 507 Pennsylvania Avenue. Community Development Director Springer stated the awning will help make the windows look similar. Community Development Director Springer stated the property owner will be updating the windows at 509 Pennsylvania Avenue in the next two years.

Trustee Thompson stated he would prefer no awning be required at this time when it has not been required in the past. Trustee Thompson stated he believes it would look better if both 507 and 509 Pennsylvania Avenue did not have an awning.

Trustee Pryde stated he would prefer to see an awning at 509 Pennsylvania Avenue. Trustee Pryde stated the new windows at 507 Pennsylvania Avenue will be covered if an awning is required.

Trustee Pryde asked how long the property owner has to replace the windows at 509 Pennsylvania Avenue. Community Development Director Springer stated the property owner has indicated he will be able to replace the windows within two years. Community Development Director Springer also noted if the property owner is able to replace the windows at 509 Pennsylvania within 90 days, the awning would not be required.

Community Development Director Springer stated the proposed Ordinance can be amended with the following condition: an awning will be required at 509 Pennsylvania Avenue; however, if the windows at 509 Pennsylvania Avenue can be replaced within 90 days, no awning is required.

Kane Tran, property owner of 507 and 509 Pennsylvania Avenue, stated it is his full intention to replace the windows at 509 Pennsylvania Avenue as soon as possible. Mr. Tran stated he is in the process of working with the business located at 509 Pennsylvania Avenue to see when they will be able to complete the work. Mr. Tran stated he is eager to get the work done, but also needs to be considerate of the business located at 509 Pennsylvania Avenue. Mr. Tran stated he is comfortable with the updated condition.

A motion was made by Trustee Thompson and seconded by Trustee Pryde to approve Ordinance No. 6850 with the amended condition that an awning will be required at 509 Pennsylvania Avenue; however, if the windows at 509 Pennsylvania Avenue can be replaced within 90 days, no awning is required.

RESULT:	APPROVED [6 TO 0]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde Senak, Thompson

F. Lot Coverage Ratio Variation for 73 Newton Avenue (Presented by Community Development Director Springer) (Trustee Christiansen)

1. Ordinance No. 6851, An Ordinance Approving Lot Coverage Ratio Variation Request for the Property Located at 73 Newton Avenue

Planning Manager Purvis presented information on the proposed lot coverage ratio variation request for the property located at 73 Newton Avenue including details on the project history, property data, variation request and the Zoning Board of Appeals meetings and recommendation.

Trustee Pryde asked if the Village Board has previously approved a variation request with the condition that restricts a structure from being enclosed in the future. Community Development Director Springer stated this condition has been approved in the past.

Trustee Enright asked why the property owner could not plant trees in the backyard to assist in providing shade from the sun. Associate Planner Jackson stated the property owner did look into this option; however, it was decided it would take too long for the trees to grow.

Scott Schaetty, property owner of 73 Newton Avenue, stated they looked into all options to resolve this problem. Mr. Schaetty noted it would take the trees too long grow to provide shade and that there are utility wires where the trees would be planted.

Trustee Senak asked if a hardship is caused by the cost of cooling in the summer months as well as a smaller lot size than typical lots in the R2 Residential Zoning District. Mr. Schaetty stated this was correct.

Trustee Thompson asked if the petitioner is comfortable with the proposed condition that the structure would not be enclosed in the future. Mr. Schaetty stated he has no problem with this condition and has no intention to enclosure the structure in the future.

Trustee Pryde stated he is fine with the revised request of a lot coverage ratio of 25.8% and noted that he is comfortable with the original request of a lot coverage ratio of 27.7%.

Trustee Thompson stated he is comfortable with the original request of a lot coverage ratio of 27.7%.

Trustee Enright stated he would be in favor of the revised request of a lot overage ratio of 25.8% but is not in favor of the original request.

Trustee Christiansen stated she would prefer to see trees planted. Trustee Christiansen did note she is concerned about the lot coverage ratio, but would support the revised request of a lot coverage ratio of 25.8%.

Trustee Senak stated he believes the hardship is created by the smaller lot size. Trustee Senak stated he is not concerned about the lot coverage ratio as the patio is already in place. Trustee Senak stated he is comfortable with the original request of a lot coverage ratio of 27.7%.

A motion was made by Trustee Pryde and seconded by Trustee Senak to approve Ordinance No. 6851, An Ordinance Approving a Lot Coverage Ratio Variation Request for the Property

Located at 73 Newton Avenue, with a lot coverage ratio approval of 27.7% as depicted on the petitioner's original plans.

RESULT:	APPROVED [4 TO 2]
MOVER:	Craig Pryde, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Fasules, Pryde, Senak, Thompson
NAYS:	Christiansen, Enright

G. Planned Unit Development at 414 Pennsylvania Avenue (Presented by Community Development Director Springer) (Trustee Enright)

1. Ordinance No. 6852, An Ordinance Approving the Request for a Planned Unit Development for the Construction of an Orthodontics Office at 414 Pennsylvania Avenue

Community Development Director Springer presented information on the proposed Planned Unit Development at 414 Pennsylvania Avenue including information regarding project background, requested approvals, project summary and the Plan Commission's recommendation.

Trustee Senak asked why this project is considered a Planned Unit Development. Community Development Director Springer stated every development in the downtown (C5A and C5B Zoning Districts), whether an addition or new construction, is required to be considered a Planned Unit Development, per Village Code.

Trustee Senak asked what standards are used to determine deviations for Planned Unit Developments. Trustee Senak asked if the standards used for a Planned Unit Development are different than what is outlined in the Zoning Code. Community Development Director Springer stated flexibility in standards are allowed for Planned Unit Developments. Community Development Director Springer stated a Planned Unit Development needs to meet special use standards but not the typical variation standards.

Trustee Senak asked if the requested deviations fall in line with section 10-7-2B of the Village Code. Planning Manager Purvis confirmed this.

Trustee Senak asked if the development is consistent with the Village's Comprehensive Plan. Community Development Director Springer confirmed this.

Trustee Pryde stated he believes the project and use are consistent with the Village's Comprehensive Plan. Trustee Pryde stated the deviations noted in the Planned Unit Development application are different than variation requests. Trustee Pryde stated this development is trying to achieve the best possible use for this space.

Trustee Enright stated the petitioners have addressed the majority of the recommendations from the Plan Commission.

Dr. Saylor, of Saylor Orthodontics, stated his team has been meeting with Village staff since 2018. Dr. Saylor stated he is excited about the new location and to continue to support and grown in Glen Ellyn. Dr. Saylor also noted his team took all recommendations from the Plan Commission seriously, and tried to address them all.

Trustee Senak stated he was in favor of the project. Trustee Senak stated he is aware of the neighbor's concerns. Trustee Senak stated he neighbor noted concerns regarding this project negatively impacting her home's property value. Trustee Senak noted there was no information provided that this project would impact the property value of the home.

Trustee Christiansen stated she is also aware of the neighbor's concerns. Trustee Christiansen stated when she did a site visit, she noted the current view for the neighbor's home is not great. Trustee Christiansen stated this proposal will most likely be better than any other proposal for that area.

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde, Senak, Thompson

H. Reminders

1. A Village board Workshop is scheduled for Tuesday, February 16, 2021 at 7:00 p.m.
2. A Village Board Meeting is scheduled for Monday, February 22, 2021 at 7:00 p.m.

I. Other Business

- J. Motion to adjourn to Executive Session for the discussion regarding the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body pursuant to 5 ILCS 120/2 (C)(1), for the discussion concerning collective negotiation matters or deliberations on salary schedules for one or more classes of employees pursuant to 5 ILCS 120/2 (C)(2) and discussion regarding the purchase or lease of real property pursuant to 5 ILCS 120/2 (C)(5) without returning to open session thereafter.**

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Christiansen, Enright, Fasules, Senak, Thompson

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A. Chereskin, Village Clerk

Village of Glen Ellyn



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Award
Prepared By:

AGENDA ITEM (ID # 2021-839)

DOC ID: 2021-839

Approve a Retail Façade Improvement Award in the Amount of \$10,000 for Trans Holding Corp at 507 Pennsylvania Avenue, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

Statement of the Issue:

Kane Tran, owner of the property at 507 Pennsylvania, is opening a Bubble Tea Shop. The property is in need of many improvements to open this business including interior work, fire prevention system updates and façade improvements. During the October 12, 2020, Village Board meeting, the Board approved a \$17,500 interior improvement award and a \$7,500 fire prevention award. Today, Mr. Tran is requesting \$10,000 for a façade award for this property. The improvements include removing and replacing bricks on the façade and new storefront windows.

Analysis:

Award Background

The Façade Improvement Award Program was created to facilitate the private sector in making façade improvements that benefit the overall quality and vitality of the Village's commercial districts. The Fire Prevention Award Program assists businesses and property owners with meeting life safety code improvements and assisting in preserving the unique building stock within the downtown. The program supports the installation of fire alarm and sprinkler systems in buildings located in the C5A and C5B business districts. As of September 28, 2020, approved projects are eligible for up to a maximum of \$30,000 for interior improvements based on the following award scale per program:

Investments			Award
Low		High	
\$ 2,000.00	up to	\$ 3,499.00	\$

			1,000.00
\$ 3,500.00	up to	\$ 4,999.00	\$ 1,750.00
\$ 5,000.00	up to	\$ 7,499.00	\$ 2,500.00
\$ 7,500.00	up to	\$ 9,999.00	\$ 3,750.00
\$ 10,000.00	up to	\$ 12,499.00	\$ 5,000.00
\$ 12,500.00	up to	\$ 14,999.00	\$ 6,250.00
\$ 15,000.00	up to	\$ 17,499.00	\$ 7,500.00
\$ 17,500.00	up to	\$ 19,999.00	\$ 8,750.00
\$ 20,000.00	up to	\$ 24,999.00	\$ 10,000.00
\$ 25,000.00	up to	\$ 27,499.00	\$ 12,500.00
\$ 27,500.00	up to	\$ 29,999.00	\$ 13,750.00
\$ 30,000.00	up to	\$ 32,499.00	\$ 15,000.00
\$ 32,500.00	up to	\$ 34,999.00	\$ 16,250.00
\$ 35,000.00	up to	\$ 37,499.00	\$ 17,500.00
\$ 37,500.00	up to	\$ 39,999.00	\$ 18,750.00
\$ 40,000.00	up to	\$ 42,499.00	\$ 20,000.00
\$ 42,500.00	up to	\$ 44,999.00	\$ 21,250.00
\$ 45,000.00	up to	\$ 47,499.00	\$ 22,500.00
\$ 47,500.00	up to	\$ 49,999.00	\$ 23,750.00
\$ 50,000.00	up to	\$ 52,499.00	\$ 25,000.00
\$ 52,500.00	up to	\$ 54,999.00	\$ 26,250.00
\$ 55,000.00	up to	\$ 57,499.00	\$ 27,500.00

\$ 57,500.00	up to	\$ 59,999.00	\$ 28,750.00
\$ 60,000.00	up to	+	\$ 30,000.00

The Village Board approved \$125,000 for the downtown award programs (including the Downtown Interior Program, Façade Improvement Program and Fire Prevention Assistance Program) and \$15,000 for Roosevelt Road and Historic Stacy's Corners commercial district and \$15,000 from the Roosevelt Road TIF for Fire Prevention Assistance Program for businesses within the Roosevelt Road TIF district as part of the 2021 annual budget.

This is the first award request for 2021.

Façade Improvement Award Issues

The Village of Glen Ellyn recognizes the positive impact that individual façade improvements can have on the overall appearance, quality and vitality of the Village's commercial districts. The Retail Façade Improvement Awards were created to encourage the private sector in making these desired exterior improvements. Additionally, applicants must plan to install a minimum of \$2,000 of material improvements.

Staff recognizes the following eligible façade costs outlined/identified in the application:

Façade Improvement Award	
Remove and rebuild bricks around windows	
Install new storefront windows	
Provide & Install limestone coping on both front walls	
Total Façade Improvement Award Eligible Expenses	\$24,770.77

These improvements are consistent with the intent of the Award programs.

Strategic Plan Initiative

Strategic Issue II: BUSINESS. Engage in proactive economic development to attract and retain key businesses downtown and other commercial corridors to achieve a thriving business community. Supporting the façade improvements to 507 Pennsylvania, allows a bubble tea shop to open in a retail space in downtown Glen Ellyn that has been vacant for a number of years and increase retail sales revenue as well as food and beverage tax revenue.

Budget Impact:

Staff is requesting the \$10,000 be allocated from the 2021 Downtown TIF Budget.

Action Requested:

The Village Board may approve the request for a \$10,000 Façade Improvement Award to Trans Holding Corp, approve a different Award amount, or choose to deny the request.

Attachments:

1. 507 Penn Facade Application
2. Award Budget Summary 01-18-21

VILLAGE OF GLEN ELLYN
Retail Façade Improvement Award

REQUIRED SUBMITTALS WITH APPLICATION:

- Current digital photos of all building facades visible from the public right of way which will receive improvements
- A schematic drawing with enough detail to depict the proposed improvements
- Signed vendor contract(s) with detailed costs for each proposed improvement (excluding ineligible portions of improvements, e.g. lettering on awnings)
- Consent from the building owner for proposed improvements, by signature on the attached form
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
- A narrative as outlined below:
 - Description of proposed facade work including information about the proposed building materials and methodology for proposed changes.
 - Description of your business and the related industry.
 - Features and advantages of your product and how improvements sought will improve the business and/or Village.
 - Credentials and experience of business owner.
 - Any unusual or expected difficulties or hardships in making the proposed improvements.

BUSINESS OWNER INFORMATION:

Business Owner Name: TRANS Holdings Corp

Home Address: 811 Butterfield Road #115 Wheaton IL 60189

Business Name: _____

Business Address: _____

Business Phone: 630-398-1466 Fax: _____

Home Phone: _____ Email: luxe.studio.nailspa@gmail.com

If tenant, what is the expiration date of your current lease? _____

If buyer under contract or tenant, who is the property owner? _____

Property Owner Name: _____

Property Owner Address: _____

Property Owner Phone: _____ Property Owner Fax: _____

Property Owner E-mail: _____

DESCRIPTION OF PROPOSED IMPROVEMENTS

New exterior doors
New window systems & Frame replacement and Repair
Restoration of original Architectural features

ITEMIZED ACTIVITY DESCRIPTION

COST

New exterior doors	_____
New window systems & Frame	_____
Replacement and Repair	_____
Restoration of original Architectural	_____
Features	_____
_____	_____
_____	_____

TOTAL PROJECT COST: _____

AMOUNT OF AWARD REQUESTED: _____

total project cost ~~\$ 15,000~~
24,770.77
award amount \$10,000

APPLICATION CERTIFICATION

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Retail Façade Improvement Award. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet.

Kane Prun
Applicant Name (PRINT)

[Signature]
Applicant Signature

Date: 12/27/20

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

Property Owner Name (PRINT)

Property Owner Signature

Date: _____

*****Office Use Only*****

Application is: _____Approved _____Denied

Village President

Date

Economic Development Coordinator

Date



2015 Schumacher Dr. Naperville IL 60540
 Tel: 630 544 0524: 708 369 0995
 Fax: 630 771 0608
 Email: advmasonry@gmail.com

Date	PROPOSAL #
12/22/2020	3186

Name / Address
Kane Tran 507 Pennsylvania Ave Glen Ellyn, IL 60137

Job Address
507 Pennsylvania Ave. Glen Ellyn IL

Description	Qty	Total
Building 507 Budgetary Quote		10,857.50
To remove all bricks bellow window openings from both sides		
Rebuild using matching bricks or closest match. Outside bricks to be painted by others.		
Inside wall: old Chicago commons,will be exposed.		
To provide and install 3"x 14"x 24ln/ft limestone coping on both front walls		
To tuckpoint cracked and deteriorated mortar joints on brick wall above windows.		
Replace 3-5 cracked bricks. Wall to be painted		
To provide and install Store front Windows Per picture attached		13,913.27
ADV Inc provide all materials needed for this job labor supervision ,debris removal		

Please sign this proposal and send us back	Total	\$24,770.77
Note: This proposal may be withdrawn by us if not accepted within 30 days.		

Thank you for opportunity to bid. Please call us at your convenience if you have any questions regarding this proposal

Terms: Winter Enclosure or heating is not Included. Any additional work will be paid extra and must be approved before extra work will start. This estimate is based upon NON-PREVAILING, NON-UNION wage rates unless otherwise noted in the proposal. This Estimate does not include the cost of any permits or bonds. Owner or GC is responsible to pay attorney and collection fees if collection services are required. GC or Owner must provide, secure location for storage of materials and equipment, and for on-site dumpster or other container for removal of construction debris and waste unless is included in Estimate. This Estimate may be withdrawn by ADV Inc. if not accepted within 60 days. By accepting this Estimate, all terms and Conditions set forth on the face here acknowledged and Accepted.
 ARUNAS ASTRAUSKAS
 President ADV Inc.

Accepted by **kane tran** 12/30/2020 Signature **Kane Tran**

FY 2021 - \$155,000 Total Funds Available

*	Bubble Tea	Trans Holding Corp	507 Pennsylvania	Interior	1/18/2021		\$ 10,000.00		

Per Above	10,000.00	\$	-	\$	-
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Total Available 155,000.00

Funds Available 145,000.00

*\$125,000 for downtown projects funded by TIF

** \$15,000 for Roosevelt Road and Historic Stacey's Corners façade awards

+ \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties

FY 2020 - \$155,000 Total Funds Available

*	Marinella's	Entela Ilo	548 Duane Street	Façade	9/3/2019	2/24/2020	\$ 15,000.00	\$ 15,000.00	
**	Wendy's	Wenzak, Inc.	305 Roosevelt Road	Façade	5/14/2020	5/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Interior	8/18/2020	8/24/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Façade	8/18/2020	9/14/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Fire	8/18/2020	9/14/2020	\$ 15,000.00	\$ 15,000.00	
*	Bubble Tea	Trans Holding Corp	507 Pennsylvania	Interior	9/23/2020	10/12/2020	\$ 17,500.00	\$ 17,500.00	
*	Bubble Tea	Trans Holding Corp	507 Pennsylvania	Fire	9/23/2020	10/12/2020	\$ 7,500.00	\$ 7,500.00	
**	Glen Ellyn BP/Trio	Graham Enterprises	339 Roosevelt Road	Façade	10/19/2020	10/26/2020	\$ 30,000.00	\$ 30,000.00	
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Interior	10/21/2020	10/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Façade	10/21/2020	10/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
**	Los Burritos Tapatios	Los Burritos Tapatios	484 Roosevelt Road	Façade	12/9/2020	12/14/2020	\$ 30,000.00	\$ 30,000.00	
*	Shannon's Irish Pub	Shannon's Irish Pub	428 N. Main Street	Interior	12/8/2020	12/14/2020	\$ 12,500.00	\$ 12,500.00	
*	Shannon's Irish Pub	Shannon's Irish Pub	428 N. Main Street	Façade	12/8/2020	12/14/2020	\$ 1,000.00	\$ 1,000.00	

Per Above	203,500.00	\$ 203,500.00	\$ 75,000.00
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Total Available 155,000.00

Funds Available (48,500.00)

*\$125,000 for downtown projects funded by TIF

** \$15,000 for Roosevelt Road and Historic Stacey's Corners façade awards

+ \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
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Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: Finance
Department Head:
Category: Resolution
Prepared By:

AGENDA ITEM (ID # 2021-942)

DOC ID: 2021-942

Resolution No. 21-02, A Resolution to Allow Service Credit for Military Leave that Interrupts Illinois Municipal Retirement Fund (IMRF) Participation (Finance Director Coyle)

Statement of the Issue:

The Illinois Municipal Retirement Fund offers municipalities the ability to allow employees to purchase service credit in the retirement fund for time spent in the military. In order to do this, a municipality is required to pass a resolution stating that the Board has agreed to allow this practice.

Analysis:

As noted above, municipalities can pass resolutions to allow employees to purchase IMRF service credit for time served in the military. A municipality can pass a resolution to allow the purchase of service credit for time served in the military before an employee started participation in IMRF. A municipality can also pass a resolution to allow the purchase of service credit for time served in the military which interrupted participation in IMRF. As noted, the employee is required to purchase this service at a cost to the employee. Even though the Village passes these resolutions, employees may decide to not purchase the military service credit. Should employees elect to purchase service, there is a cost to the Village for this service which is factored into the rate that the Village pays IMRF over time. The actual cost of the purchased service depends on the amount of service purchased and the lifespan of the employee.

The Village can rescind the military service credit provisions at any time. Those that have elected it will not be impacted, but it will prevent any future elections until the Village passes another resolution.

These resolutions do not affect the Glen Ellyn Police Pension Fund. The employees covered by the Police Pension Fund already qualify to purchase military service credit based upon State Statutes.

Budget Impact:

The budget impact on the Village is only triggered if an employee purchases service. There is a

cost to the employee to purchase the service and, many times, that cost is not insignificant.

Currently, only two employees are eligible to purchase service. Were these employees to purchase service, the estimated cost to the Village is \$90K over the remaining life of that employee. The Village does not receive an invoice for this credited service as the actual cost depends on the lifespan of the employee. Rather, the Village's IMRF rate would be adjusted annually to account for this cost. Currently, estimates show that if all eligible employees purchased service credit, the Village's annual IMRF rate would increase by 0.1%. The Village's current rate is 8.92% for 2021.

Action Requested:

Approve the two resolutions for IMRF military service credit.

Attachments:

1. Form 662A Military Service Interrupt IMRF



SUGGESTED FORM OF RESOLUTION TO ALLOW SERVICE CREDIT FOR MILITARY LEAVE

IMRF Form 6.62A (Rev. 2/04)

PLEASE NOTE: Use this form for **military service** that **interrupted** IMRF participation but **WITH restrictions** on amount of service credit **OR** for specific military operations involved to receive service credit.

Use Form 6.62: for **military service** that **interrupted** IMRF participation with **NO restrictions** on amount of service credit

Use Form 6.63: for military service that **interrupted** IMRF participation but member did **not return** to IMRF **with 90 days** of discharge **OR** was **earned prior to IMRF participation**.

PLEASE ENTER

Employer IMRF I.D. Number
03103

ALL BLANK SPACES ON THIS FORM MUST BE FILLED IN.

RESOLUTION

Number _____

WHEREAS, Article 7 of the Illinois Pension Code (Illinois Revised Statutes, Chap. 108 1/2, Sec. 7-139) provides that the governing body of a governmental unit may elect to allow service credit in the Illinois Municipal Retirement Fund to members who leave IMRF employment to serve in the armed forces of the United States for all periods of such service, and

WHEREAS, such allowance of service credit cannot be limited to a specific IMRF member and applies to all members who return to active employment under IMRF within 90 days after separation from the armed forces of the United States and

WHEREAS, no service credit can be allowed for any period used in the computation of a pension for service in any branch of the armed forces of the United States;

RESOLVED, that the Board

BOARD, COUNCIL, ETC.

of the Village of Glen Ellyn

EMPLOYER NAME

elects to allow service credit to members who have left or leave their employment to serve in the armed forces of the United States for 2 years period(s) of service*, provided such member returned to active employment

AMOUNT OF SERVICE ALLOWABLE

and participation in the Illinois Municipal Retirement Fund within 90 days after release from service;

*(The military leave period may be limited to a specific period of time, such as, two years, three years, five years, or may be unlimited.)

FURTHER RESOLVED, that the Village Clerk

shall be directed

CLERK OR SECRETARY

to file a certified copy of this resolution with the Board of Trustees of the Illinois Municipal Retirement Fund and that this resolution shall remain in full force and effect until modified or rescinded and notice of such modification or rescission has been filed with the Board of Trustees of the Illinois Municipal Retirement Fund. This resolution is not limited to a specific military operation if the governing body wishes. Specify either unlimited (any conflict may be granted the above amount of service credit) or list the military operation(s) here:

Unlimited

SPECIFY EITHER UNLIMITED OR NAMES OF SPECIFIC MILITARY OPERATIONS

CERTIFICATION

I, John Chereskin, the Clerk
NAME CLERK OR SECRETARY OF THE BOARD

of the Village of Glen Ellyn of the County of DuPage,
EMPLOYER NAME COUNTY

State of Illinois, do hereby certify that I am keeper of its books and records and that the foregoing is a true and correct copy of

a resolution duly adopted by its Board at a meeting duly convened
BOARD, COUNCIL, ETC.

and held on the 8 day of March, 20 21.

SEAL

CLERK OR SECRETARY OF THE BOARD

Illinois Municipal Retirement Fund

Suite 500, 2211 York Road, Oak Brook Illinois 60523-2337



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: Finance
Department Head:
Category: Resolution
Prepared By:

AGENDA ITEM (ID # 2021-941)

DOC ID: 2021-941

Resolution No. 21-03, A Resolution to Allow Illinois Municipal Retirement Fund (IMRF) Service Credit for Military Service Earned Prior to Participation in IMRF (Finance Director Coyle)

Statement of the Issue:

Please see previous agenda item memo for information regarding this agenda item.

Analysis:

Please see previous agenda item memo for information regarding this agenda item.

Budget Impact:

Please see previous agenda item memo for information regarding this agenda item.

Action Requested:

Please see previous agenda item memo for information regarding this agenda item.

Attachments:

1. Form 63A Military Credit Glen Ellyn



Suggested Form of Resolution to Allow Service Credit for Military Service

Member did not return to IMRF within 90 days of discharge OR military service earned prior to participation

IMRF Form 63A (08/2007)

PLEASE NOTE: This form is to be used for military service that

- **interrupted** IMRF participation but member did **not return** to IMRF **within 90 days** of discharge **OR**
- was **earned prior to IMRF** participation

Use Form 6.62: for **military service** that **interrupted** IMRF participation with **NO** restrictions on amount of service credit

Use Form 6.62A: for **military service** that **interrupted** IMRF participation but **WITH** restrictions on amount of service credit **OR** specific military operations involved to receive service credit.

PLEASE ENTER Employer IMRF I.D. Number

ALL BLANK SPACES ON THIS FORM MUST BE FILLED IN.

RESOLUTION

Number _____

WHEREAS, Article 7 of the Illinois Pension Code (40 ILCS 5/7-139) provides that the governing body of a governmental unit may elect to allow service credit in the Illinois Municipal Retirement Fund to members who served in the armed forces of the United States for all periods of such service prior to their participation in IMRF **OR** whose participation was interrupted by military leave but did not return to IMRF participation within 90 days of discharge, and

WHEREAS, such allowance of service credit cannot be limited to a specific IMRF member and applies to all employees who were in active participating status under IMRF on the date this resolution was adopted;

RESOLVED, that the Board

BOARD, COUNCIL, ETC.

of the Village of Glen Ellyn

EMPLOYER NAME

elects to allow service credit to members who served in the armed forces of the United States for up to four years of service, prior to their participation in the Illinois Municipal Retirement Fund;

FURTHER RESOLVED, that the Clerk shall be directed to file a

CLERK OR SECRETARY

certified copy of this resolution with the Board of Trustees of the Illinois Municipal Retirement Fund and that this resolution shall remain in full force and effect until modified or rescinded and notice of such modification or rescission has been filed with the Board of Trustees of the Illinois Municipal Retirement Fund. This resolution is not limited to a specific military operation.

CERTIFICATION

I, John Chereskin, the Clerk of the

NAME

CLERK OR SECRETARY OF THE BOARD

Village of Glen Ellyn

of the County of DuPage,

EMPLOYER NAME

COUNTY

State of Illinois, do hereby certify that I am keeper of its books and records and that the foregoing is a true and correct copy of a resolution duly adopted by its Board at a meeting duly convened

BOARD, COUNCIL, ETC.

and held on the 8th day of March, 20 21.

SEAL

CLERK OR SECRETARY OF THE BOARD

Illinois Municipal Retirement Fund
Suite 500, 2211 York Road, Oak Brook Illinois 60523-2337
Service Representatives 1-800-ASK-IMRF (1-800-275-4673)
www.imrf.org



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: Public Works
Department Head:
Category: Resolution
Prepared By:

AGENDA ITEM (ID # 2021-939)

DOC ID: 2021-939

Resolution No. 21-04, A Resolution Concerning Village of Glen Ellyn Work in State Rights-of-Way Effective from January 1, 2021 to December 31, 2022 (Public Works Director Hansen)

Statement of the Issue:

The Village of Glen Ellyn owns, operates, and maintains sanitary sewer, water main, storm sewer, and lighting systems on Illinois Route 53 and Illinois Route 38 which are State of Illinois (State) rights-of-way under the jurisdiction of the Illinois Department of Transportation (IDOT). State statutes require that any person, firm, or corporation desiring to do work on State rights-of-way must first obtain a written or verbal (for emergencies only) permit from IDOT including the submission of a surety bond.

Analysis:

To expedite the permit process, a current Village Resolution may be on file with IDOT in lieu of a surety bond. The Resolution is on a State prepared template which pledges that the Village will perform work within State rights-of-way in accordance with permits issued by IDOT, take full responsibility to restore State rights-of-way that are disturbed by Village work, as well as hold the State of Illinois harmless and assume liability for damages to person or property caused by the prosecution of Village work. The resolutions are generally prepared for 2-year increments with the Village's current Resolution on file with IDOT expired on December 31, 2020.

Budget Impact:

None.

Action Requested:

Staff recommends the following motion by made by the Village Board of Trustees at the March 8, 2021 Village Board Meeting:

1. Motion to approve a Resolution concerning Village of Glen Ellyn work in State rights-of-way effective from January 1, 2021 to December 31, 2022.

Attachments:

1. IDOT Resolution 2021-22



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS

RESOLUTION FOR CONSTRUCTION ON STATE HIGHWAY

January 21, 2021

The Honorable Alexander W. Demos
Village President
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Village President Demos:

Chapter 121 of the Illinois revised statutes requires that any person, firm or corporation desiring to do work on state maintained rights of way must first obtain a written permit from the Illinois department of transportation. This includes any emergency work on broken watermain or sewers.

A surety bond is required with each permit application to insure that all work is completed in accordance with state specifications and that the right of way is properly restored.

For permit work to be performed by employees of a municipality a resolution is acceptable in lieu of the surety bond. This resolution does not relieve contractors hired by the municipality from conforming with the normal bonding requirements nor from obtaining permits.

The resolution should be enacted for a period of two years. This procedure will save time and effort as well as reduce the annual paperwork associated with an annual resolution.

In order to expedite the issuance of permits to your municipality during the next two calendar years the attached sample resolution should be adopted and a signed and certified copy thereof returned to this office. This resolution does not constitute a blanket permit for work in the State system. A separate application must be made in each instance. In the case of an emergency, verbal authority may be given prior to receipt of the written application. After normal working hours or weekends, this authority can be obtained from our Communications Center at (847)705-4612.

The Honorable Alexander W. Demos
January 21, 2021
Page two

RE: RESOLUTION FOR CONSTRUCTION ON STATE HIGHWAY

We would appreciate the cooperation of your community in withholding the issuance of building permits along State highways until the builder shows evidence of a State highway permit having been obtained. Our permit staff would be willing to answer any questions you may have regarding current policies or practices and to work with your planning commission on any new developments within your municipality.

Do not hesitate to contact Ms. Beverly Hawley, Office Coordinator, at (847) 705-4142 if you have any question or need further assistance.

Very truly yours,

Jose Rios, P.E.
Engineer of Operations

By: 
Thomas G. Gallenbach, P.E.
Traffic Permit Engineer

RESOLUTION

Whereas, the Village of Glen Ellyn, hereinafter referred to as MUNICIPALITY, located in the County of DuPage, State of Illinois, desires to undertake, in the years of 20 21 and 20 22, the location, construction, operation and maintenance of driveways and street returns, watermain, sanitary and storms sewers, street lights, traffic signals, sidewalk, landscaping etc., on State highways, within said MUNICIPALITY, which by law and/or agreement come under the jurisdiction and control the Department of Transportation of the State of Illinois hereinafter referred to as Department, and,

Whereas, an individual working permit must be obtained from the Department prior to any of the aforesaid installations being constructed either by the MUNICIPALITY or by a private person of firm under contract and supervision of the MUNICIPALITY.

NOW, THEREFORE, be it resolved by the MUNICIPALITY:

FIRST: That MUNICIPALITY hereby pledges its good faith and guarantees that all work shall be performed in accordance with conditions of the permit to be granted by the Department, and to hold the State of Illinois harmless during the prosecution of such work, and assume all liability for damages to person or property due to accident or otherwise by reason of the work which it to be performed under the provision of said permit.

SECOND: That all authorized officials of the MUNICIPALITY are hereby instructed and authorized to sign said working permit on behalf of the MUNICIPALITY

I, _____, hereby certify the
Above to be true copy of the resolution passed by the
MUNICIPALITY Dated, this _____

of _____ AD. _____

Corporate Seal

By: _____



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Change Order
Prepared By: Thomas Topor

**AGENDA ITEM (ID
2021-943)**

DOC ID: 2021-943

Authorize the Village Manager to Execute Change Order No. 1 to the Design Engineering Services Agreement with Civiltech Engineering Inc. of Itasca, Illinois, for the CBD Streetscape and Utility Improvement Project for Additional Phase II Engineering Services in the amount of \$134,082.70, Resulting in a Revised Total Fixed Price of \$1,137,256.70, to be Expensed to the Capital Projects and Water & Sewer Funds (Professional Engineer Daubert)

Statement of the Issue:

The purpose of this communication is to request authorization to amend an existing agreement with Civiltech Engineering, Inc. of Itasca, Illinois for Phase II Engineering Services - Second Phase of the CBD Streetscape and Utility Improvement Project in the amount of \$134,082.70. Initial communication to the Village Board regarding this item was included in the February 16, 2021 Workshop packet.

Analysis:

On September 23, 2019, the Village Board approved an agreement with Civiltech Engineering, Inc. of Itasca, Illinois for Phase II Engineering Services - Second Phase for the CBD Streetscape and Utility Improvement Project in the not-to-exceed amount of \$1,003,174. The original scope of the services was defined by the Consultant Services Contract agreement with a specific list of tasks and numbers of hours associated with each task for Civiltech and its subconsultants, mainly from RJN Group, MUSE Community + Design, Jorgensen & Associates and others.

The original scope of the work includes approximately 4,908 hours from Civiltech, 2,663 hours from RJN, 429 hours from MUSE, and 192 hours from Jorgensen & Associates, as well as other less involved subconsultants. The amount of the requested contract amendment is detailed in Attachment 1 and is based on an estimated 910 extra hours from Civiltech, 363 hours from RJN, 114 hours from MUSE, and 38 extra hours from Jorgensen. These additional hours will allow for a successful completion of the project.

The additional project hours are associated with a number of changes and additions to the

original scope of the work. The costliest changes are attributed to adding multiple construction phases and preparation of separate design sets, such as Pennsylvania Ave improvements prepared in advance of the A Toda Madre improvements, design of additional watermain improvements, and time dedicated to extra preparation and meetings to help the Village make the decisions on the streetscape design elements. Civiltech has done an excellent job responding and pivoting to various direction changes and needs for multiple public meetings required to make project decisions. Most pronounced examples of these are different initial trajectories in selecting the decorative materials and time spent selecting preferred parking configurations. Other items include additional meetings and public outreach on behalf of MUSE, expansion of the tree education campaign, additional project renderings, and an additional topographical survey on Hillside Avenue. In an effort to control costs, Civiltech has also identified some items that can be removed from the scope of the services which is reflected in the proposed contract amendment. Future scope changes resulting in additional consultant time may result in subsequent contract amendment requests. Staff will update the Board on potential future changes as soon as they materialize.

Budget Impact:

Sufficient funds are available for this amendment within the Capital Projects and Water & Sewer Funds with the recommended appropriations contained in the table below.

Recommended Funding		
Funding Source (CY-21)	Account No.	Amount
Capital Projects Fund	40000-580160-15006	\$86,127.70
Water Fund	51200-580100-16005	\$23,977.50
Sanitary Sewer Fund	50200-580100-16005	\$23,977.50
TOTAL		\$134,082.70

Action Requested:

The recommended motions to be considered at the March 8 Village Board Meeting are as follows:

1. Motion to authorize the Village Manager to execute Change Order No. 1 to the design engineering services agreement with Civiltech Engineering, Inc. of Itasca, Illinois for the CBD Streetscape and Utility Improvement Project for additional Phase II Engineering Services in the amount of \$134,082.70 resulting in a revised total fixed price of \$1,137,256.70.

Attachments:

1. Attachment A - Additional Scope_2021_01_12

Central Business District (CBD) Streetscape and Utility Improvements Design Services (Second Phase)
Village of Glen Ellyn

<u>DRAFT Additional Scope Items</u>	<u>Hours</u>	
CIC Meetings and prep (3 additional attended, 5 more anticipated)	90	
Aesthetic / Historic Research	32	
Material Research and Graphics	80	
Additional Graphics after initial narrowing down of options	40	
Material Life Cycle Cost Estimates	12	
Expansion of Tree Education Research	80	
Materials/furniture etc presentation for new direction (Dec 2019)	8	
Event Space Meeting and prep (Jan 2020)	4	
Environmental Commission and prep (1 additional attended)	20	
Historic Preservation Commission and prep (1 additional anticipated)	6	
Village Manager Meeting and prep (Oct 2019)	12	
Rotary Club and prep (Feb 2020)	6	
Downtown Alliance Meeting and prep (Feb 2020)	6	
Village Board Meeting and prep (1 additional attended, 5 more anticipated)	70	
Development Committee Meeting and prep (2 out of scope attended, 1 more anticipated)	40	
Mock Up Assistance - Expanded scope	12	
Investigate Flex Street for South Main (previously anticipated/investigated North Main)	24	
Dine on Duane - Outdoor Dining Assistance	10	
Pennsylvania/ATM interim plan	100	
Historic Plaque Layout and Coordination	12	
Revisit Parking Options	40	
Additional Renderings for Tree purposes (tree spacing, Pennsylvania view)	24	
Additional Renderings for Dining Parklet and South Main Flex Street	28	
Additional Outdoor Space / Canopy Research	20	
Parking Options for west end of Crescent	10	
Revise geometry for Crescent east of Main	8	
Additional Plan Set (South Main stand alone project)	80	
Village Comment - Crescent Lane Configuration - Traffic Study (Memo only)	10	
Village Comment - Pennsylvania Lane Configuration - Traffic Study (Memo only)	10	
Investigate extending Hillside Limit to Glenwood	16	
<i>Village Comment - Gateway Signs</i>		
<i>Heard - Investigate Flex Street on other streets</i>		
<i>Heard Comments - Water / Fire Feature</i>		
<i>Heard Comments - Customized designs for individual businesses</i>		
<i>Meeting Comments - Ice Rink / Flex Streeton Crescent</i>		
<i>Meeting Comments - Alley design</i>		
<i>Meeting Comments - Investigate Duane St midblock crossing</i>		
<i>Additional Design for extending Hillside Limit to Glenwood</i>		
	910	Hours
	*\$43*2.48 =	\$97,042.40

Subs
 RJN
 See Attached
 \$47,955.00

Muse
 See Attached
 \$7,935.00

Jorgensen
 See Attached
 \$3,380.46

Possible Remove / Reduce Scope Items
Sesquicentennial Square reduction in scope **\$ (5,817.48)**
Schock Square reduction in scope **\$ (6,412.68)**

Fountain People
Remove Schock Square Fountain Scope **\$ (7,000.00)**
Remove Sesquicentennial Square Fountain Scope **\$ (3,000.00)**

TOTAL **\$134,082.70**

Glen Ellyn CBD Utility Improvements Design – Phase II

ADDITIONAL SCOPE OF SERVICES – UTILITY DESIGN

ADDITIONAL WATERMAIN DESIGN

- 6” WM abandonment on Prospect from Duane to Crescent.
- Replace water services on Duane from Glenwood to Forest.
- Replacement of 8” WM on Main from Pennsylvania to Anthony with 12” WM.
- Replacement of 10” WM on Pennsylvania from Prospect to Glenwood with 10” WM.
- Replacement of 8” WM on Pennsylvania from Main to Forest with 8” WM.

COORDINATION OF CHANGES

- General coordination of changes with Village and Civiltech
- Ongoing coordination with Village and Village consultant (ERA) on storm sewer changes
- We have not received the final report from ERA, so there may be additional scope added after this is received

A TODA MADRE SPECIFIC DESIGN

- Specific discussions with Village and ERA
- Modifications to Pennsylvania Avenue storm design
- Develop specific plans
- Develop specifications
- Develop opinion of probable cost

VILLAGE OF GLEN ELLYN
CBD Streetscape and Utility Improvements - Phase II
Additional Utility Engineering Services

RJN Group, Inc.

Task No.	Description	275	190	155	140	125	110	90	80	70	75	Total Hours	Indirect Cost	Total Cost
		PD	PM	SPE	CM	PE	ET	GIS	FM	FT	CL			
Utility Design - Additional Services														
2024	Additional Watermain Design	1	16			24	72	8				121		\$ 14,955
2025	Coordination of Changes	1	8	8			4					21		\$ 3,475
3001	A Toda Madre - Storm Options	1	12	1		20						34		\$ 5,210
3002	A Toda Madre - Plans	1	20			48	60					129		\$ 16,675
3003	A Toda Madre - Specs		4			36						40		\$ 5,260
3004	A Toda Madre - Cost Opinion		2			16						18		\$ 2,380
	Subtotal	4	62	9	-	144	136	8	-	-	-	363	\$ -	\$ 47,955

- PD Project Director
- PM Project Manager
- SPE Senior Project Engineer
- CM Construction Manager
- PE Project Engineer
- ET Engineering Technician
- GIS GIS Technician
- FM Field Manager
- FT Field Technician
- CL Clerical

Kristin R. Kalitowski, P.E.
Project Manager
Civiltech Engineering, Inc.
Two Pierce Place, Suite 1400
Itasca, IL 60143

December 23, 2020

VIA EMAIL

Dear Kristin:

Enclosed you will find a summary of work we have completed as of November 30, 2020 for the Downtown Glen Ellyn Streetscape and Utility Project. We have completed much of the planning and engagement work included in our original scope and have some scope items left to be completed once the final streetscape design and construction timeline is approved. We also completed, or have been asked to complete, additional scope items such as the materials mockups engagement strategy and survey and the message development for streetscape construction to the business community. Below you will find information on work completed to date, work performed outside of the original scope and remaining recommended tasks including an hours estimate. We are estimating this will result in an additional fee of \$7,935 (to be added to our original fee of \$53,205 for a total fee of \$61,140). We recognize the fluid nature of this project due to COVID and will adapt our work and recommendations based on the needs of the project, as directed. Please see below for a detailed outline of our scope and budget spent to date.

Glen Ellyn Phase II Scope

Original Scope	Tasks Completed Outside of Original Scope	Work Completed to Date	Notes
Early Coordination meetings (up to 3)		12/12/19, 12/10/20. 3+ bi-weekly team meetings	Katrina attends team meetings as needed
Village Meetings (up to 4)		1/16/20, 2/18/20, 2/19/20, 3/23/20	

Website		Ongoing	
Social Media		Ongoing	As needed, related to engagement events/campaigns
	Stakeholder Interviews (Staci, Carol, Dawn)	1/8/20	Interviews to re-engage stakeholders with the project and build trust / relationships.
Tree Education Plan		Presentation to Downtown Alliance and Kiwanis Club. Website content and development of materials. In-person engagement canceled due to COVID-19	
	Mockups Engagement/Survey	Ongoing	Two in-person events, onsite signage, paper surveys, palm cards and online survey, social media videos
Business Profiles (up to 10)			Recommended as part of an "open for business" campaign
	Business outreach re: construction timeline		Develop materials and message to give feedback to the board.

Pre-construction related scope items

Once the final plan and timeline for construction has been approved, these are ways in which MUSE can generate excitement for the project and prepare businesses for impending construction

Original Scope	Additional Scope	Complete	Notes
Public meetings targeted at business community (2)			One with the Chamber and one with the Alliance
Bi-monthly preconstruction meetings (up to 3)			
Pop up office hours for business owners to get questions answered			Not recommending this at this time
Community events showcasing completed plans (2)			Revising this to 1 meeting

Hours/budget estimate for remaining work:

Scope Item	Hours Estimate
Mockups engagement	10
Business outreach re: construction timeline message development and materials	7
Business open house with construction drawings and timeline information (2 total; 1 with Chamber and 1 with Alliance)	40
Community event showcasing plans (1)	15
Social media/press release announcing completed designs and timeline	5

Website update to showcase final design	5
Bi-monthly pre-construction meetings with businesses (3)	12
Additional Village and team meetings	20
Hours Total Estimate	114
Budget Estimate	\$16,530

Glen Ellyn Phase II: MUSE Budget

Date	Invoice Number	Total
10/31/2019	1810.03.01	\$2,210.00
11/30/2019	1810.03.02	\$2,266.25
12/31/2019	1810.03.03	\$3,386.52
01/31/2020	1810.03.04	\$8,776.10
02/29/2020	1810.03.05	\$7,763.35
03/31/2020	1810.03.06	\$2,522.50
04/30/2020	1810.03.07	\$1,676.25
08/31/2020	1810.03.08	\$1,972.50
09/30/2020	1810.03.09	\$1,168.75
10/31/2020	1810.03.10	\$8,820.02
11/30/2020	1810.03.11	\$4,047.50
	Total Invoiced:	\$44,609.74
	Contract Total:	\$53,205.00
	Remaining budget:	\$8,595.26

Please let me know if you have any questions. We look forward to our continued partnership on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'CK' followed by a long horizontal stroke.

Courtney Kashima, Founding Principal



JORGENSEN & ASSOCIATES, INC.
LAND SURVEYORS
Est. 1990

December 21, 2020

Ms. Kristin R. Kalitowski, P.E.
Civiltech Engineering, Inc.
Two Pierce Place
Suite 1400
Itasca, Illinois 60143

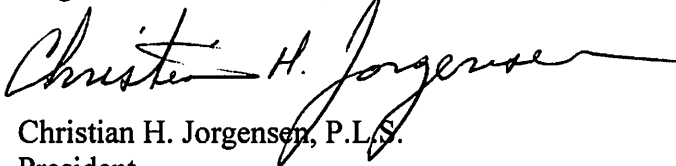
Re: Village of Glen Ellyn – Central Business District Phase II Additional Survey Proposal

Dear Ms. Kalitowski:

Enclosed, please find our proposal to prepare additional topographic survey along Hillside Avenue from our previous western limits to and including the intersection of Glenwood Avenue.

Should you have any questions, comments or require any further information concerning our proposal, please feel free to call me at (847)356-3371.

Respectfully submitted,
Jorgensen & Associates, Inc.



Christian H. Jorgensen, P.L.S.
President

CHJ/pt

Enclosures

E:\Civiltech\Glen Ellyn\Central Business District\Supplement\Additional\Letter

Route: Central Business District
Section: Phase II
County: DuPage
Job No.:

Exhibit "A"

Payroll Burden & Fringe Costs

	<u>% of Direct Productive Payroll</u>
Federal Insurance Contributions Act _____	11.98%
State Unemployment Compensation _____	0.18%
Federal Unemployment Compensation _____	0.13%
Workmen's Compensation Insurance _____	1.08%
Paid Holidays, Vacation, Sick Leave, Personal Leave _____	11.18%
Bonus _____	6.61%
Pension _____	0.91%
Group Insurance _____	<u>38.11%</u>
Total Payroll Burden & Fringe Costs	70.18%

Route: Central Business District
 Section: Phase II
 County: DuPage
 Job No.:

Exhibit "B"

Overhead and Indirect Costs

	<u>% of Direct Productive Payroll</u>
Business Insurance _____	4.90%
Depreciation _____	11.95%
Indirect wages and salaries _____	42.72%
Reproductive and printing costs _____	0.14%
Office Supplies _____	2.54%
Computer Costs _____	5.49%
Professional Fees _____	3.30%
Telephone _____	1.88%
Fees, license & dues _____	1.37%
Repairs and maintenance _____	0.82%
Business space rent _____	5.07%
Facilities - capital _____	0.74%
Travel - Meals _____	0.28%
Survey Supplies _____	1.94%
Automobile/travel expense _____	2.78%
Miscellaneous Expense _____	0.41%
Gain on sale of assets _____	(6.66%)
Postage _____	0.12%
Educational & Professional Registrations _____	0.24%
Recruiting _____	0.49%
Small Equipment Expense _____	<u>0.27%</u>
Total Overhead	80.79%

PAYROLL ESCALATION TABLE FIXED RAISES

FIRM NAME Jorgensen & Associates, Inc.
PRIME/SUPPLEMENT Prime

DATE 12/21/20
PTB NO. _____

CONTRACT TERM 12 MONTHS
START DATE 1/1/2021
RAISE DATE 7/1/2021

OVERHEAD RATE 150.97%
COMPLEXITY FACTOR _____
% OF RAISE 0.00%

ESCALATION PER YEAR

1/1/2021 - 7/1/2021

7/2/2021 - 1/1/2022

6
12

6
12

= 50.00%
= 1.0000

50.00%

The total escalation for this project would be:

0.00%

12/21/20

FIRM NAME

PRIME/SUPPLEMENT

Prime

PSB NO.

ESCALATION FACTOR

0.00%

[illegible]

0

AVERAGE HOURLY PROJECT RATES

FIRM	<u>Jorgensen & Associates, Inc.</u>
PSB	<u></u>
PRIME/SUPPLEMENT	<u>Prime</u>

DATE 12/21/20

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJECT RATES			(1) Field-Topographic Survey			(2) Office-Compile Field Data			(3) Office-Create Existing Topogrpahy Base File			(4) Office-Create T.I.N. & Contours			(5) QC/QA		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Supervisor, P.L.S.	44.00	4	10.53%	4.63				2	50.00%	22.00							2	100.00%	44.00
Survey Party Chief, P.L.S.	30.50	13	34.21%	10.43	13	50.00%	15.25												
Instrument Operator	23.00	13	34.21%	7.87	13	50.00%	11.50												
Cadd Supervisor	33.00	8	21.05%	6.95				2	50.00%	16.50	5	100.00%	33.00	1	100.00%	33.00			
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TOTALS		38	100%	\$29.88	26	100.00%	\$26.75	4	100%	\$38.50	5	100%	\$33.00	1	100%	\$33.00	2	100%	\$44.00

Route: Central Business District
 Section: Phase II
 County: DuPage
 Job No.:

**Manhour Breakdown
 Supplemental Topographic Survey Estimate**

Hillside Street $\pm \underline{300'} = \pm \underline{0.057 \text{ mile}}$

Total Length $\pm \underline{300'} = \pm \underline{0.057 \text{ mile}}$

1. Field – Topographic Survey

a. Measure traverse & level circuit 3 hours x 2 men =	6 MH
b. Locate existing topography & inverts 8 hours x 2 men =	16 MH
c. Locate existing R.O.W. monumentation 2 hours x 2 men =	<u>4 MH</u>
Sub-total Item #1	26 MH

2. Office - Compile Field Data

a. Compute traverse & level circuit 1 hour x 1 man =	1 MH
b. Edit & compile topographic survey 1 hour x 1 man =	1 MH
c. Compute existing R.O.W. lines 2 hours x 1 man =	<u>2 MH</u>
Sub-total Item #2	4 MH

3. Office – Create Existing Topography Base File

a. Layout and drafting 5 hours x 1 man =	5 MH
---	------

4. Office - Create T.I.N. & contours

a. Compute contours

1 hour x 1 man =

1 MH

5. QC/QA

a. Check topographic survey & contours

2 hours x 1 man =

2 MH

Total All Items

38 MH

(2)

Route: Central Business District
Section: Phase II
County: DuPage
Job No.:

**Breakdown of
In House Direct Costs**

Item

1. Field - Topographic Survey

a. Trips to project site - 2 each
 ± 90 miles/trip x 2 trips = ± 180 miles
 ± 180 miles @ \$0.57/mile = \$ 102.60



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Contract
Prepared By: Jennifer Brown

**AGENDA ITEM (ID
2021-936)**

DOC ID: 2021-936

Authorize the Village Manager to Execute a Contract for 2021-2023 Landscape Maintenance Service to Beary Landscape Inc., Illinois, in a Not-to-Exceed Amount of \$253,560 (Public Works Director Hansen)

Statement of the Issue:

The Village of Glen Ellyn currently has numerous landscape sites to maintain where the property is Village owned. The best way to maintain the majority of these areas in a timely and cost effective manner is to have a contractor perform the majority of the work. The maintenance required at these sites makes it ideal to delegate to a contractor because it is labor intensive yet easy to oversee and evaluate performance. Public Works has spent time establishing the level of services at each contracted site so that excellent conditions are maintained throughout the season. The Forestry Division continues to maintain certain aspects of some of the highly visible contracted sites so that quality standards are maintained on a weekly basis and contract costs are reduced. The Landscape Maintenance contract allows Public Works staff to continue to perform tasks and projects that require additional skill and /or may be located in sensitive areas that are expensive to contract out.

In addition to the Landscape Service Maintenance contract, Public Works also sought separate pricing for the "Alternate Landscape Service" of parkway restoration and 4 additional landscape maintenance service sites. By presenting these services for bid separately from the main contract, we utilized the opportunity to acquire bids from a wider range of landscape contractors and leverage economies of scale to receive the lowest cost to the Village.

Analysis:

The current landscape maintenance contractor was bought out by another company at the end of 2020. The contract was yearly over three years, and, based on performance, was renewable for up to three years. In December 2020, Public Works was notified that after reviewing the contract, the new company owner declined to renew for 2021. As a result, Public Works went out to bid for 2021-2023 Landscape Maintenance Service contract with alternate landscape sites and a

potential Parkway Restoration Service contract for years 2022-2023. The contract consists of 29 service sites divided into 23 sites requiring basic service and 26 sites requiring enhanced services. Basic service is mowing and may include spring/fall clean up. Enhanced services includes basic services with any combination of these additional services: mulching, aeration, shrub trimming, weeding, and fertilization/weed application. In this contract, Public Works sought additional bids for 4 additional sites (alternative bid sites) that could potentially be added to the landscape contract depending on future needs. Public Works employees mow and maintain landscaping services in all gated Village properties.

Bids were sent to 28 contractors. The following four contractors bid on the "Landscape Maintenance Services" contract as well as the two "alternate landscape bid" sites". The lowest bids are highlighted in yellow.

Separate to the Landscape Maintenance Service bid, the Alternate Service of Parkway Restoration provides potential savings to Glen Ellyn. Currently, Smith Brothers is under contract for the remainder of 2021 as awarded in 2019 as part of the 2019-2021 contract. The chart below shows the alternate bid numbers for years 2022-2023 Parkway Restoration.

BID TABULATION

Contractor Name	Serenity Landscape Group	Sebert Landscape Inc.	Beary Landscape Mgmt.	Balanced Environments
Landscape Sites #1-26 (Enhanced)	\$61,100.00	\$65,093 math error \$65,381	\$57,890 math error \$57,800	\$109,959.00
Landscape Sites #27-49 (Basic)	\$27,755.00	\$29,026.00	\$24,520.00	\$33,967.00
Landscape Sites #1-49 (Enhanced and Basic) Grand Total	\$88,855.00	\$94,119 math error \$94,407	\$82,410 math error \$82,320	\$143,926.00
Landscape Sites #50-53 (Alternate) Grand Total	\$3,325.00	\$7,557.00	\$16,600.00	\$16,634.00
Parkway Restoration (Alternate)	NO BID	\$54,716.40	\$23,800.00	\$12,384.00

Lowest bid for the Landscape Maintenance Contract was Beary Landscape Mgmt. The price of \$82,320 remains the same for all three years of the contract. As in the last three year contract, Public Works used flat pricing to get improved costs for the Village for three years.

Public Works would like to add funds for the potential funding of three of the alternate bid Landscape Maintenance sites listed below for an additional \$2,200 yearly cost bringing the contract yearly total to \$84,520 per year. These services will be utilized on an as needed basis, depending on weed growth and IDOT response to needed maintenance.

- Sidewalk/Median areas under the Rt 53 Bridge - \$300 (Median – IDOT; Sidewalks – Glen Ellyn)
- Roosevelt Rd. Medians between Baker Hill and Briar - \$1,600 (IDOT)

- Baker Hill Median - \$300 (Glen Ellyn)

Panfish Park alternate site was bid for cost estimate only and will not be included at this time.

Public Works budgeted a total of \$87,961 in 2021 across four cost centers (General Fund: Forestry and History Center; Water; and Parking). The requested yearly amount across the four cost centers including the three alternate sites is \$3,531 below the 2021 budgeted amount.

There are approximately 300 sites requiring parkway restoration due to tree removals. Additional parkway restoration sites will be added to the list until restoration occurs in late April – mid May 2021. Public Works plans to have parkway restorations completed every spring when grass seed germination occurs best. Public Works will restore additional individual parkway restorations that occur from tree removal during the remainder of the year as needed with regard to resident requests. Public Works averages 350 tree removals per year with the average size being 17” dbh.

Budget Impact:

Public Works budgeted a total of \$87,961 in 2021 across four cost centers (General Fund: Forestry and History Center; Water; and Parking). The requested yearly amount across the four cost centers including the three alternate sites is \$3,531 below the 2021 budgeted amount.

Public Works historically budgets a total of \$20,000 in the Public Works General Fund: Forestry Tree removal for Parkway Restoration. The 2022 and 2023 budgets will reflect the \$13,625 request, saving the village approximately \$12,000 over two years compared to past budgeted amounts.

Action Requested:

Recommendation

Award a three year contract to Beary Landscape Management in the total amount of \$253,560 (\$84,520/yearly) to provide landscape maintenance services as specified in the contract for 2021, 2022, and 2023.

Award the alternate bid for Parkway Restoration to Balanced Environments in the amount of \$13,625 which includes a 10% contingency added to the original bid of \$12,384 in the case that the number of parkway restorations increases over the next 10 months.

Action Requested

The Village Board is requested to approve the award of the 2021 - 2023 Landscape Maintenance Service contract to Beary Landscape Inc., IL in a not to exceed amount of \$263,883. This is a three year contract expensed to four cost centers in the 2021 budget.

The Village Board is requested to approve the award of the parkway restoration work for 2022-2023 to Balanced Environments in a not to exceed amount of \$27,250; \$13,625 for 2022 and \$13,625 for of the following year expensed to the Public Works General Fund: Forestry Tree removal. 143400 - 521095

Attachments:



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: Finance
Department Head:
Category: Award
Prepared By:

**AGENDA ITEM (ID # 2021-
945)**

DOC ID: 2021-945

Authorize the Village Manager to Execute a Contract for Parkway Restoration Work for 2022-2023 to Balanced Environments in a Not-to-Exceed Amount of \$27,250, to be Expensed to the General Fund (Public Works Director Hansen)

Statement of the Issue:

Please see previous agenda item for memo and attachments.

Analysis:

Budget Impact:

Action Requested:

Attachments:



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-901)**

DOC ID: 2021-901

Ordinance No. 6853, An Ordinance Amending Ordinance No. 6672 and No. 6690 which Granted Approval of the Preliminary and Final Planned Unit Development Plans for the Apex 400 Mixed Use Development at 400 & 418-424 N. Main Street

Statement of the Issue:

Please see attachments.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. VB Memo 020521 PUD Amendment
2. 1. Ordinance PUD Amendment
3. 2. Draft Minutes from the January 28, 2021 Plan Commission Meeting - Exhibit A
4. 3. Ordinance No. 6672 - Approving the Preliminary PUD, Deviations & Exterior Appearance
5. 4. Ordinance No. 6690 - Approving the Final PUD
6. 5. Urban Social House Concept Plan
7. 6. Application for Preliminary & Final PUD Plan Approval
8. 7. Supplemental Application Information
9. 8. Petitioner's Narrative Statement dated 12-1-20
10. 9. Building Elevations dated 12-21-20, Exhibit B
11. 10. Roof Plan dated 12-21-20, Exhibit C

12. 11. Site Context Aerial dated 12-21-20
13. 12. Main Street Elevation Study dated 12-21-20
14. 13. Street View Exhibit dated 12-11-20

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager

DATE: March 4, 2021

FOR: March 8, 2021 Village Board Meeting

SUBJECT: Apex 400 Planned Unit Development Amendment

Update: The Village Board reviewed the petitioner's request for an amendment to the Preliminary and Final Planned Unit Development Plans on February 22, 2021. Additional information was requested by some of the Trustees including: Affidavits Confirming no Conflict of Interest signed by each of the owners of the Apex 400 LLC, updated ownership information, and a signed lease between the petitioner and the property owners. The documentation has been updated as requested, the remainder of the memo, Ordinance and attachments have not been changed.

Request: Sam Vlahos, together with Apex 400, LLC, owner of the properties located at 400, 418-424 N. Main Street, are requesting approval of an amendment to the Preliminary and Final Planned Unit Development Plans previously granted for the mixed-use development by Ordinances No. 6672 and No. 6690 (ordinances attached). The proposed requests are being made in part to accommodate a new restaurant tenant in one of the first floor commercial areas of the development and to allow the installation of necessary mechanical equipment on the rooftop of the development.

The petitioners are specifically requesting approval of the following:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan on the property located at 400, 418-424 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following additional deviation from the Glen Ellyn Zoning Code (all previous deviations granted are to remain unchanged):
 - a. A deviation from 10-4-17-1(E) to allow roof top mechanical equipment and any screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

The subject properties are located at the northwest corner of Main Street and Hillside Avenue. The total site is comprised of 1.55 acres and includes a lot extending to Glenwood Avenue. A majority of the property is zoned C5A Central Business District, Central Retail Core. The parcel extending to Glenwood Avenue is zoned C5B Central Business District, Central Service Subdistrict.

Project Summary: Sam Vlahos is a restaurant owner who is interested in locating a new restaurant concept (Urban Social House, see attached concept plan) in the first floor commercial space of the development. Additional HVAC equipment and exhaust fan assembly equipment would be required per Building Code, in order for the restaurant use to be located in the space. As requested by the Village Board during the review of the Preliminary PUD Plan for the project, the height deviation request was reduced from 65 feet to 61 feet. Because Village height regulations include all mechanical equipment that is permanently affixed to the building, the HVAC equipment could not be accommodated on the roof and the permit plans had to be revised, to relocate the equipment in the first floor garage area of the development. In the attached narrative statement, it is noted that a proposed restaurant use will require additional equipment (exhaust fans) and the property owner, Apex 400 LLC, would like to move HVAC mechanical equipment planned for installation in the garage to the rooftop along with exhaust fans for the restaurant use. Please note that staff does not review mechanical, electrical, plumbing or structural plans until the building permit phase of the project review. Glen Ellyn is also unique in requiring mechanical equipment to be included in the overall building height dimension. In other words, it was not known until the building permit phase that the mechanical equipment would be impacted by the reduction in the overall height deviation for the building.

The total height deviation needed to accommodate the petitioner's request is 64 feet from the average existing grade (3 feet more than was approved as part of the Preliminary and Final PUD Plans). The tallest piece of equipment would extend approximately 6 feet 6 inches from the top of the roof, and approximately 3 feet 6 inches above the top of the parapet (see attached building elevations).

All mechanical equipment proposed to be placed on the rooftop is to be located toward the center of the roof (see attached roof plan) approximately 25 feet from the sides of the building and should not be visible from the street. Exhibits have been provided which show three street level views of the proposed building including the requested rooftop equipment. The images suggest that the mechanical equipment will not be visible from street level. If any of the units are visible from street level upon completion of the project, the property owner would be required to screen them, as is required in the Ordinances approving the development.

All exhibits related to the building height have been updated to reflect the revised height deviation request and are attached.

Plan Commission Recommendation: The Plan Commission considered the petitioner's request for approval of an amendment to the Preliminary and Final Planned Unit Development Plans to allow the rooftop mechanical equipment to be installed on the building which is currently under

construction. By a roll call vote of 9 “yes” and 0 “no”, the Plan Commission recommended approval of the request subject to the following conditions:

- A. That the project be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
- B. That updated building permit plans for the additional mechanical equipment be submitted to the Village for review and that an amended building permit be issued prior to work on the subject mechanical equipment taking place.
- C. That should any of the roof top mechanical equipment, once installed, be visible from the public right-of-way, such equipment shall be appropriately screened from view. In such case, the developer will submit cut sheets for any screening to the Community Development Department for approval prior to installation.

Village Board Action: The Village Board may approve, approve with conditions or deny the petitioner’s request for approval of an amendment to the Preliminary and Final Planned Unit Development Plans previously granted for the mixed-use development by adoption of Ordinance No. 6672 and Ordinance No. 6690. Staff has prepared a draft Ordinance approving this request for consideration at the March 8, 2021 Village Board meeting in accordance with the Plan Commission’s recommendation.

Attachments:

- Draft Ordinance to Approve the Planned Unit Development Amendment - **Updated**
- Plan Commission draft meeting minutes from January 28, 2021 – Exhibit “A”
- Ordinance No. 6672
- Ordinance No. 6690
- Urban Social House Concept Plan
- Application for Preliminary and Final Planned Unit Development Plan Approval (Amendment) - **Updated**
- Supplemental Application Information - **Updated**
- Petitioner’s Narrative Statement dated 12-1-20 - **Updated**
- Building Elevations dated 12-21-20
- Roof Plan dated 12-21-20
- Site Context Aerial dated 12-21-20
- Main Street Elevation Study dated 12-21-20
- Street View Exhibit dated 12-11-20
- Lease for Urban Social House – **New Information**



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Amending Ordinance No. 6672 and No. 6690
Which Granted Approval of the Preliminary and Final Planned
Unit Development Plans for the Apex 400 Mixed Use Development
at
400 & 418-424 N. Main Street
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

**PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET**

Ordinance No. _____

**An Ordinance Amending Ordinance No. 6672 and No. 6690
Which Granted Approval of the Preliminary and Final Planned
Unit Development Plans for the Apex 400 Mixed Use Development
at
400 & 418-424 N. Main Street
Glen Ellyn, IL 60137**

Whereas, on January 28, 2019, the Village Board of Trustees of the Village of Glen Ellyn adopted Ordinance No. 6672 which granted approval of the Preliminary Planned Unit Development Plan for the Apex 400 mixed-use development; and

Whereas, on April 8, 2019, the Village Board of Trustees adopted Ordinance No. 6690 which granted approval of the Final Planned Unit Development Plan for the Apex 400 mixed-use development; and

Whereas, a deviation to allow the overall building height of 61 feet from average existing grade was granted as part of the Preliminary and Final Planned Unit Development Plans for the project; and

Whereas, Sam Vlahos, together with Apex 400, LLC, owner of the properties located at 400, 418-424 N. Main Street, have petitioned the Village Board of Trustees for approval of an amendment to the Preliminary and Final Planned Unit Development Plans granted by Ordinance No. 6672 and Ordinance No. 6690 to allow mechanical equipment to be installed on the rooftop of the structure; and

Whereas, the petitioners are specifically requesting an amendment to a deviation from Section 10-4-17-1(E) to allow rooftop mechanical equipment and any necessary screening, to be installed on the building up to a height of 64 feet from the average existing grade, exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690; and

Whereas, all other aspects of the Preliminary and Final Planned Unit Development Plans will remain in substantial conformance with the approvals granted by Ordinance No. 6672 and Ordinance No. 6690; and

Whereas, the requested amendment to the Preliminary and Final Planned Unit Development Plan is being requested in accordance with Section 10-10-15 of the Zoning Code; and

Whereas, the subject property is zoned C5A and C5B Central Business District and is legally described as follows:

400 N. MAIN STREET

LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 05-11-327-023; and

418 - 424 N. MAIN STREET

PARCEL 1

THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-026; and

PARCEL 2

LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-005; and

PARCEL 3

LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-327-016

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on January 28, 2021 at which hearing the petitioners presented evidence and testimony in support of the request, and at which hearing, zero (0) people spoke either in favor or against the request; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a roll call vote of nine (9) "yes" and zero (0) "no", the Plan Commission recommended approval of the requests with conditions as set forth in the January 28, 2021 draft minutes of the Plan Commission, a copy of which is attached hereto as Exhibit "A"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and have considered the findings and recommendations of the Plan Commission and hereby make the following findings of fact in regarding to the requests;

1. In regard to the request for an amendment to the Preliminary and Final Planned Unit Development Plans to allow a building height deviation of 64 feet to allow mechanical equipment to be installed on the rooftop and in accordance with the criteria set forth in Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Village Board hereby finds:
 - a. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the rooftop mechanical equipment and fan assembly for the black iron duct will be installed in the middle of the roof and will not be seen from any building or ground locations near the building. It will be properly screened per industry standards and Village building codes. The equipment will allow a restaurant use in the mixed-use development, which is an appropriate and encouraged use for the district.
 - b. The project will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the mechanical equipment and black iron duct fan assemblies will not change any of the essential character of the area around the property. The equipment will be in the middle of the roof and will have screening provided.
 - c. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the HVAC equipment and black iron duct fan assemblies will be placed in the middle of the roof and they will be screened. They will not be visible and therefore do not impact the existing or future neighborhood uses.
 - d. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the HVAC equipment and black iron duct fan assemblies will not affect or have any impact on any of these public services or facilities.
 - e. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the proposed HVAC and black iron duct fan

assemblies will not create any public expense and will be providing temperature control and proper ventilation for cooking equipment for a proposed restaurant tenant, which will contribute to the economic welfare of the Village.

- f. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed HVAC equipment and black iron duct assemblies will not impact traffic, will not produce excessive noise, fumes or odors, and will be screened from view.
 - g. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the proposed HVAC equipment and black iron duct assemblies will not impact vehicular approaches or traffic on the surrounding streets. The equipment would be located in the middle of the roof.
 - h. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the proposed HVAC equipment and black iron duct assemblies will be placed on the building's roof on an existing impervious surface. The drainage design for the project will not be impacted by the proposed equipment.
 - i. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the proposed HVAC and black iron duct assemblies will not be visible and will be appropriately screened.
2. In regard to the request for an amendment to the Preliminary and Final Planned Unit Development Plans to allow a building height deviation of 64 feet to allow mechanical equipment to be installed on the rooftop and in accordance with the criteria set forth in Section 10-7-7 of the Glen Ellyn Zoning Code, the Village Board hereby finds:
- a. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the community as a whole because they will not alter the intensity of use of the building and these are common equipment included on surrounding buildings adjacent to the site. The equipment will not have any impact on traffic and will not produce excessive noise or odors. The equipment will allow a restaurant tenant to occupy the space. Restaurant uses are encouraged in the C5A zoning district.
 - b. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the neighborhood because, while they do add to the overall building height, their placement will be in the center of the building. They will not be visible from the street level and will be screened from view as required by the Village. The proposed rooftop equipment has no impact on the front, side and rear

yard definitions and they will have no impact on the uses at the development's periphery.

- c. That the proposed HVAC equipment and black iron duct assemblies will not impact the bulk of the development, due to their placement in the center of the building and on the roof top (the units will not be visible). The proposed equipment will not have an impact on the gross areas of the development, or the area ratios or the designation of land surfaces to which they apply. The equipment will not impact the building's spacing, common open areas and/or recreational facilities, width of streets in the development, building setbacks, or parking and loading facilities. None of these things will be altered due to the proposed equipment.
- d. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the development procedure because construction of the building will continue to take place and the mechanical equipment proposed will be installed on the rooftop once the majority of the building has been constructed. The proposed equipment is typical equipment installed on surrounding buildings in the area and should not have any impact on the construction schedule for a project of this size. Installation of the proposed equipment should not have any impact or effect on improvements being made by the Village including streets, lighting or parking.

Whereas, the President and Board of Trustees have determined that granting the requested amendment to the Preliminary and Final Planned Unit Development Plans is consistent with the goals of the Glen Ellyn Zoning Code and in the best interests of the Village of Glen Ellyn.

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The Plan Commission draft meeting minutes, dated January 28, 2021, Exhibit "A" attached hereto, and the findings and recommendations set forth therein and in the preambles above are hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and recommendations of the Plan Commission, as adopted herein, and the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the petitioner's request for an amendment to the Preliminary and Final Planned Unit Development Plan as set forth in Section Three and Section Four below.

Section Three: Ordinance No. 6672 and Ordinance No. 6690 are hereby amended to grant approval of the requested height deviation of 64 feet from the average existing grade. A comprehensive and amended list of the deviations granted by Ordinance No. 6672 and Ordinance No. 6690 is below:

1. A deviation from Section 10-4-17-1(E) to permit a building height up to 64 feet from average existing grade in lieu of 45 feet; and
2. A deviation from Section 10-5-8(I) to allow:
 - a. Parking spaces 18 feet in length in lieu of 19 feet; and
 - b. Parking spaces 8.5 feet wide in lieu of 9.5 feet wide in certain locations where the aisle width is at least 24 feet wide; and
 - c. An aisle width of 21'-7 3/4" on a portion of the site and 24 feet on other parts of the site in lieu of 25 feet; and
3. Section 10-7-9(D) to allow 100% of the site to be covered in lieu of 65%; and
4. Section 10-5-9(B) to allow an off street loading space 40 feet in length in lieu of 50 feet; and
5. Section 10-5-13(M)2 to allow the parking garage lights to emit up to 6.2 foot candles at the public entrance to the garage on Hillside Avenue, 7.14 foot candles at the public garage entrance along Main Street, and 7.3 foot candles at the residential parking garage entrance along Hillside Avenue in lieu of 3 foot candles at the lot line; and

Section Four: Section Three, Subsection A.1. of Ordinance No. 6672 which lists the plans and materials with which the Apex 400 mixed-use development shall be constructed and maintained in accordance, is hereby amended to add a new subsection bb. which shall read as follows:

bb. The following plans from the petitioner's application packet stamped received December 21, 2020. Where there may be conflicts or discrepancies between the plans and materials listed below and those identified in subsection a.-aa. above, the plans and materials listed below shall supersede and take precedent over any such plans or materials identified elsewhere in this Ordinance.

- Application for Approval of Preliminary and Final Planned Unit Development Plans, dated 12/10/20
- Petitioner's Narrative Statement, dated 12/01/20
- Building Elevations (A2-02 through A2-03) prepared by FitzGerald Associates, last revised 12/21/20, attached hereto as Exhibit "B"
- Roof Plan (A1-06) prepared by FitzGerald Associates, last revised on 12/21/20, attached hereto as Exhibit "C"
- Site Context Aerial (PDR 15) prepared by FitzGerald Associates, last revised on 12/21/20
- Street Elevation Study (PDR 17) prepared by FitzGerald Associates, last revised on 12/21/20
- Street View Exhibit (PDR 22) prepared by FitzGerald Associates, dated 12/11/20

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Community Development Department.

Section Five: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the requests approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless a building permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which a building permit must be applied for.

Section Six: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owners or other party in interest or a subsequent owner or

other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Eight: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Nays		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules
Absent		Craig Pryde		Steve Thompson		Mark Senak
		Kelli Christiansen		Bill Enright		Gary Fasules

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Main\Main 400, Apex 400 PUD Amd\VB\Ordinance PUD
Amendment.doc

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
January 28, 2021

Call to Order and Roll Call

The meeting was convened at 7:00 p.m. by Chairperson Mary Loch, who explained the advisory function of the Plan Commission, as well as outlined procedures for conducting the evening's meeting remotely – including public participation – due to the Covid-19 disaster declaration. She introduced meeting participants Village Board Liaison Bill Enright, Community Development Director Staci Springer, Planning Manager Kelly Purvis, Associate Planner Cole Jackson and Recording Secretary Barbara Dutton.

Roll call was taken: Chairperson Loch and Plan Commissioners Lloyd Berry, Laura Brown, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Saeed and seconded by Commissioner Heming-Littwin. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Saeed, Heming-Littwin, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of Draft Plan Commission Meeting Minutes

A motion to approve the minutes of the January 7, 2021 was made and seconded by Commissioners Saeed and Heming-Littwin, respectively. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Saeed, Heming-Littwin, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted "yes."

A motion to approve the minutes of the January 14, 2021 as amended was made by Commissioner Heming-Littwin and seconded by Commissioner Brown. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Brown, Berry, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Public Hearing concerning a Special Use Permit to allow the building at 454 Duane Street to be converted from an office use to a single family residence

A motion to open the Public Hearing concerning a Special Use Permit to allow the building at 454 Duane Street to be converted from an office use to a single-family residence was made and seconded by Commissioners Heming-Littwin and Mulherin, respectively. The motion passed with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Staff Introduction

Associate Planner Cole Jackson, Planning Manager Kelly Purvis and Community Development Director Staci Springer, 535 Duane Street, were sworn in. Associate Planner Jackson provided an overview of the property at 454 Duane Street, for which a Special Use Permit is sought to allow the property to be converted from an office use – recently as a financial services business – to a single-family residence in the C5B District. He stated that the property backs up to the Prairie Path on the north, and has a short setback in the front; a parking lot sits to the east, a commercial use is on the west, and residences lie to the south. Behind the building is parking, stated Associate Planner Jackson, who related that the Comprehensive Plan defines the section of town as appropriate for small offices and the like. He stated that the Plan mentions the building, which is outside the retail core, as a contributing historic structure. Associate Planner Jackson listed suggested conditions of approval, including removal of a monument sign, should the applicant opt to make the building a single-family use. In the C5B Zoning District, he stated, properties built or altered abutting residentially zoned properties are required to meet the 20 foot setback requirements. Therefore, the neighboring property were it to be redeveloped, would have to meet the 20 foot setback requirement.

Commissioner Heming-Littwin asked if the Petitioner would need approval for commercial rather than residential use, even if the latter application is approved. Planning Manager Purvis said no, as long as the business use is a permitted use in the district. Development Director Springer stated that the ordinance governing this Special Use Permit being requested carries a 24-month time limit to apply for a building permit. She cautioned that an argument could be made that the property is zoned residential due to its listing as a special use in the C5B District, so language should probably be reviewed. Commissioner Berry asked if the response to the action requested by a potential property seller is typical, to which Director Springer said this instance is different as it is pre-emptive, and that the issue is related to the use, not the applicant. Commissioner Berry asked if granting the permit would set additional restrictions on the property to the west. “Yes,” stated Director Springer, unless a text amendment is enacted. Planning Manager Purvis noted that additional restrictions to the westerly property would only come into play if that property was to be redeveloped. Commissioner Rodemann said if the Special Use is granted, and the next buyer is a commercial user, he wants to make sure any restrictions associated with a residential use don’t impact the neighboring property. Director Springer said a variation would be needed if a new commercial owner wanted to do something, such as an addition or an expansion, requiring Plan Commission approval. Plan Commissioners requested that staff bring forth a text amendment to address the setback issue. Planning Manager Purvis stated that modifications to the Code text could be brought before the Commission for consideration. She answered “No” to a question from Commissioner Heming-Littwin as whether the Special Use under consideration would allow turning the 454 Duane property into a multi-family dwelling.

Petitioner’s Presentation

Petitioners Tom and Laura Rose, 557 Carlisle Ct., Glen Ellyn, and Behrnt Aaberg, of the architecture firm Aptus, 325 W. Huron, Chicago, were sworn in. Mr. Aaberg explained that the Special Use Permit is being requested to broaden the pool of potential buyers in the real estate market. He stated that the conversion is a good choice, and that making the property more saleable will hopefully contribute to

downtown vibrancy. Mr. Rose stated that after purchasing the property some 20 years ago he converted it to an office from its original use as a single-family home.

Commissioner Questions

Commissioner Heming-Littwin asked if the interior configuration presented was yet to be created. Architect Aaberg said the drawing shown approximated the spatial layout, but that a buyer would determine a plan. No kitchen is in place at present, he stated.

Public Comment

None.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Commissioner Discussion

Commissioner Fanella said she had no problem granting the Special Use Permit, though was concerned about the impact on the neighbor to the west. Lest the Commission “put the cart before the horse,” she thought it sensible to first craft a text amendment to the code, but can’t vote in good faith for Special Use now. Chairperson Loch asked what could be done this evening relative to amending the text. Director Springer stated that the Commission could ask Staff to delay forwarding the Commission’s recommendation to the Board until after the text is amended, and continue the hearing. But, she pointed to Zoning Code timeframes in place to guarantee “swift action” for a Petitioner. Commissioner Vondruska asked if a text amendment could be created that would solve this problem clearly. Director Springer stated this would need to be examined. Chairperson Loch asked whether there could be a condition unique to these two lots. Director Springer stated there’s no condition that could be placed that would allow the neighbor to the west to not meet a setback that would be required because of a change in use. She explained that the Village regularly allows change of use, sometimes triggering legal non-conforming status. She said she understood the hesitation, and that the discussion could be continued to explore options.

Commissioner Mulherin saw the issue as a “solution in search of a problem,” and said the Village owes it to the Petitioner to move ahead and grant the permit. He said he can’t imagine a situation where, say if the neighboring building were destroyed, the Commission wouldn’t grant a variance to rebuild on this specific footprint or close to it, and added that the Commission should not worry about what may happen in the future. Commissioner Heming-Littwin observed that the direction does not seem the common way the Commission grants special uses, suggesting that the action is premature. Chairperson Loch acknowledged that typically a buyer absorbs the upfront cost, but in this case the Petitioner is absorbing some of the cost currently. Commissioner Heming-Littwin raised a point about approval upon condition of meeting substantial conformance to information presented, when in fact the subject property interior layout is not set. Chairperson Loch said that no variations are being requested, but only

the special use. Director Springer stated that the plan provided is only conceptual, and the Village usually doesn't require conformance with floor plans, anyway.

Commissioner Saeed asked if the Petitioner has only 24 months to fulfill the Special Use Permit, to which Director Springer responded that is the amount of time given to pull a building permit, and that a time period of between a year and a half and two years is generally given for completion of work.

Commissioner Berry declared that he agreed with Commissioner Fanella. Commissioner Rodemann asked if the building would not be residential use until occupied as such. Director Springer stated this is correct, and that the clock for the trigger of the two years before which a building permit needs to be submitted is the date the ordinance is signed – usually the day of the Village Board meeting or the following day.

Commissioner Vondruska asked if granting a Special Use Permit affects the neighbor the same way as if the Village changed the zoning, and whether doing so creates a problem or not. He said he didn't have a problem with converting the building to a residence, but is concerned about how the use might affect the neighbor. Director Springer said she can't imagine the Commission or the Board having a problem with the neighbor converting to single-family home, next to a single-family home, and that it's expected that the buildings might go back and forth between commercial and residential uses. A hardship might come in, she stated, in the case of an addition or a teardown to rebuild, both of which would trigger Plan Commission review. Commissioner Vondruska asked if both properties are currently legally non-conforming, to which Director Springer replied affirmatively. Planning Manager Purvis discussed distinctions between C5B commercial and residential requirements, explaining that the conversion of use yields non-conformance.

Commissioner Brown said she had no problem converting the subject property into residential, but asked if making it mixed-use of residential and office would make it a different use yet again. Planning Manager Purvis stated that this would be a significant alteration and would make it a different use than what is currently proposed. This would require the proposal come before the Plan Commission for further review. Commissioner Brown thought the plan sensible because of demand she cited for housing in Glen Ellyn.

Commissioner Heming-Littwin, seconded by Commissioner Saeed, moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Behrnt Aaberg, on behalf of the property owner, Laura Rose, for approval of a Special Use Permit, to allow the property at 454 Duane Street to be used as a single-family residence in the C5B Central Service Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the building be maintained in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

2. That the monument sign located on the south side of the property be removed and replaced with appropriate landscaping;
3. That the parking lot striping be removed from the rear of the property, so as to appear like a residential driveway as opposed to a parking lot.

The motion passed by roll call vote, with six (6) yes votes and three (3) no votes as follows:

Commissioners Saeed, Brown, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted “yes.”

Commissioners Heming-Littwin, Berry and Fanella voted “no.”

Chairperson Loch voiced the need for clarification, or a text amendment.

Public Hearing concerning Zoning Code Text Amendments, a Special Use Permit, Zoning Variations and an Exterior Appearance Application to allow a proposed Food Pantry at 41-55 N. Park Boulevard

A motion to open the Public Hearing concerning Zoning Code Text Amendments, a Special Use Permit, Zoning Variations and an Exterior Appearance Application to allow a proposed Food Pantry at 41-55 N. Park Boulevard was made by Commissioner Heming-Littwin and seconded by Commissioner Mulherin. The motion passed with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Recording Secretary Barbara Dutton, now Barbara Dutton-Thomas, disclosed that she resides in the home just to the north and adjacent to the proposed food pantry.

Staff Introduction

Associate Planner Cole Jackson, Planning Manager Kelly Purvis, Community Development Director Staci Springer, 535 Duane St., were sworn in. Associate Planner Jackson summarized the Food Pantry project activity to date, noting that the current pantry operates at 493 Forest in downtown Glen Ellyn, and that a pre-app concerning relocation was held December 12, 2019. This evening’s hearing is for approval of Zoning Code Text Amendments to allow food pantries as Special Use in the R2 Single-Family Zoning District in accordance with 10-10-13(E) of the Zoning Code. He provided an overview of the new location envisioned – a building on the property of Faith Lutheran Church – and provided an overview of the driveway accesses to the site, including one slated for demolition on the 55 N. Park Blvd. lot. Setbacks and variations are viewed, he explained, in the light of the site’s frontage, on Exmoor Ave., adding that a requested lot consolidation is factored into calculations.

Associate Planner Jackson stated that the subject property has townhomes to the west and east, single-family residential to the north, a commercial district to the south, and is near two bus routes. He stated that the Village’s storm-water engineer reviewed the project and does not have any concerns about storm-water impact on any neighboring properties. The Comprehensive Plan lists the subject property as single-family residential, he noted, but said this was mislabeled as the property was used for church functions at the time the last Comprehensive Plan was adopted. The Plan, he continued, mentions working with support organizations, as well as discusses integrating institutional uses and providing buffers between commercial and residential. He gave an overview of site operations, stating that the Pantry is staffed with nine part-time employees and more than 350 volunteers; operates by

appointment only (other than emergencies); and collaborates with grocery stores, the Northern Illinois Food bank, churches and schools, and the broader community. He stated that the proposed development – to include driveway and pavement demolition, parking updates, alterations to the existing building, and the introduction of a driveway connecting to a loading zone at the east side of the structure and to the existing church parking lot that would connect to Exmoor – would increase Pantry capacity to serve clients.

Associate Planner Jackson reviewed a proposed Zoning Code text amendment to the Glen Ellyn Zoning Code to add a definition for “food pantry;” an amendment to Section 10-4-8(B) to allow them as a special use when accessory to a church in the R2 district, and an amendment to Section 10-4-8(H) to create parking requirements for food pantries. He noted that the Petitioner is requesting approval of zoning variations as well.

A screened refuse and HVAC component, he stated, requires a variation to allow it to be 21 feet from the property line in lieu of the 37-ft. 11-in. setback for the refuse enclosure. A 5-ft. 7-in. building setback and a 2-ft. 6-in. impervious surface setback from the curb of the new driveway to the north property line are proposed, both calling for variations. Crabapple trees are specified for Park Blvd. street trees, and arborvitae and an Eastern Redbud for placement on the north lot line, according to Jackson, acting as screening. A screening variation is requested for the north property line: While an existing fence does provide some screening, stated Jackson, it does not count as screening for the project as it is on the neighboring property, and code requires a 6-7 ft. opaque screen on the Pantry property.

Associate Planner Jackson stated that no signs are proposed facing Park Blvd., but one is specified for the south façade of the building. He displayed elevation drawings showing the exterior appearance envisioned, which he said is traditional in design, and is to feature woodgrain siding and asphalt roof shingles. Two chimneys are to remain, an accessible walkway is to be constructed of concrete block, and the amount of north elevation windows, he stated, was minimized to increase privacy for the neighboring home to the north. The basement will accommodate storage, the first floor will house the warehouse and pantry use, and the second floor will have storage and office space, and a multi-purpose room envisioned to host community nutrition classes.

Associate Planner Jackson read proposed text that defines “Food Pantry” as a standalone use, as well as text amendment language to allow one as an R2 special use, and to add a parking requirement for such. He listed suggested conditions of approval, and explained that the move to the new standalone location prompted Staff to request the Petitioner go through the review process.

After seeking clarification on the proposed driveway demolition, Commissioner Heming-Littwin asked if the text amendment language concerning prepared meals applies to meals taken away or served onsite. Associate Planner Jackson said, either. Citing the north elevation, Commissioner Berry asked if the building is currently two-story, to which Associate Planner Jackson explained that this is where the garage, which is one-story, is currently located. Commissioner Berry asked if the elevation is going to be 5 ft. 7 in. from the property line; Associate Planner Jackson stated that it’s currently 5 ft. 2 in. from the property line.

Commissioner Fanella asked for confirmation that most of the variations are due to how the front lot line is being defined. Associate Planner conveyed that the way the setbacks are calculated as a percentage of the lot width, and having Exmoor as the front yard, accounts for most of the variations, including the trash enclosure. Commissioner Heming-Littwin asked if there would be an excavation, to which Planning Manager Purvis responded that since the basement is being expanded, the Petitioner will need to excavate to some extent. Relative to the driveway/loading zone depicted, Commissioner Rodemann asked if it was the intent that a commercial truck back in all the way to the structure. Associate Planner Jackson was unsure but thought so. Commissioner Rodemann expressed concern about having a running commercial vehicle to be in such a position next to the property to the north. He said that when deliveries get made and how they get scheduled can make use of other pavement and means by which to unload a truck.

He wondered, too, if the “Food Pantry” definition reference to meal preparation implied that the premises would feature a commercial kitchen. Association Planner Jackson replied, no, that the definition text was written to allow flexibility in application. Director Springer asked how the definition had been developed, to which Cole explained that it was based on definitions from other communities. Director Springer reminded the Commission that it could modify the language. Commissioner Mulherin recalled that discussion of preparing food centered on teaching activities, and indicated that restaurant/food service is beyond the scope of this application.

Commissioner Brown asked if an area had been designated for Village residents and others to park and drop off food. Associate Jackson wasn’t sure, but Planning Manager Purvis pointed to a small cut-out area on the south side that she believed could serve this function. Director Springer asked if customers could load their cars from this area. Associate Planner Jackson replied affirmatively. Commissioner Rodemann asked if a ramp would serve this area, and was told one is to connect it to accessible parking.

Commissioner Berry asked what setbacks would apply if the church sold the property to a buyer who wished to replace the building with a new residential structure. Associate Planner Jackson stated that it would depend on how it was subdivided; with the current lot width it would be a large requirement, but that if the parcel was subdivided, presumably the regular R2 setback of approximately 6.6 feet. Director Springer said a subdivision would likely be needed to rebuild.

Petitioner’s Presentation

Sworn in, Paula Nugent, 75 Citation Circle, Wheaton, Ill., stated that the Pantry has worked with professionals almost two years to create a facility that not only works for the Pantry but continues to maintain the character of the neighborhood. All the Pantry activities and clients will be to the side and back of the house to minimize disturbing the neighbors, she stated, adding that traffic will be contained to the church property to minimize the impact on Park. Ms. Nugent, president of the Pantry’s Board of Directors, stated it was the organization’s goal to create a facility that provides needed food and support to the community while being a good neighbor to the homes, the church, and the businesses nearby.

She related that two years ago the Pantry had been urged to look for a new home by the Pastor of Grace Lutheran Church, where the Pantry had operated for nearly 40 years, but faced space constraints. A team was formed to evaluate alternatives, and an initial design finalized in the summer of 2019.

Outreach was made to neighbors in the area of the subject project site, including the direct neighbor, Bruce Thomas, who Ms. Nugent said didn't see a problem with the plan. She recalled a concern voiced by his then-girlfriend, now wife, about garbage attracting raccoons; The Pantry, stated Ms. Nugent, chains its dumpsters to keep varmints out. The Pantry launched a capital campaign, said the Petitioner, but explained that it had to "retool" the fund-raising effort because of the Covid19 crisis which also caused the Pantry to alter operations. By the end of 2020, Ms. Nugent reported, \$809,000 of the Pantry's \$900,000 goal had been raised, and subsequently was awarded a challenge grant by the DuPage Foundation. The Pantry is now in the process of finalizing contractors, she said. During this year the Pantry provided food to more than 3,000 people every month, reported Ms. Nugent, who said that while some previous clients didn't visit the Pantry during Covid, in 2020 the Pantry added two to four families each day it was open. She said the Pantry had partnered with a refugee-support program and as well as with Kiwanis, and emphasized that food distribution stays local.

The Pantry has been paying \$18,000 annually in rent, said Ms. Nugent, but will be paying an additional \$500 a month to Grace, starting in February; Faith Lutheran gave the Pantry the house and will rent it the parking lot for \$55 a year. The new location, said the Petitioner, will allow the Pantry potentially to double the number of client appointments offered, as well as offer classes. She reiterated the desire to be a good neighbor, explaining that other locations considered for the Pantry move were cost-prohibitive.

Commissioner Questions

Chairperson Loch asked about delivery trucks backing up in the driveway. The Petitioner stated that currently a 20-ft. long dairy truck delivers on Tuesday, and a "giant semi" on Thursday as part of a shared delivery, but that a 22-ft or smaller, single-delivery truck has been requested of the Northern Illinois Food Bank, which then can't confirm Thursday delivery. A truck study, she stated, showed the smaller truck can back straight into the driveway. She stated that the truck will enter from Park Blvd., travel between the house and church to the east end of the parking lot, and then back into the delivery drive, and exit south behind the church, out to Park. She also outlined how groceries will be retrieved by clients, who are to park in the lot behind the church.

Commissioner Rodemann asked about garbage pick-up frequency; Petitioner Nugent guessed it will be three times a week. Expressing concern about the neighbor to the north, Commissioner Rodemann thought the weekly large-truck delivery event could be worked out, but that frequent garbage pick-up could become a nuisance and noise issue. The Commissioner asked if large events are expected to be held near that neighbor, to which Petitioner Nugent responded that such events aren't held at the Pantry. Property limitations precluded having a short driveway, she stated, citing the house's high grade, and the need to maintain refugee gardens and handicap parking spaces for the church. Commissioner Mulherin asked if the truck driver could cut the engine while unloading; Ms. Nugent responded that this is reasonable and desirable, and could certainly be requested. He asked to review the location of the air-condition units. The Petitioner said these are sited where the refuse had originally been intended, and that placement options were limited. Commissioner Fanella requested confirmation that the conversation is about only two deliveries per week; Ms. Nugent replied that the Pantry has two truck deliveries per week.

Commissioner Rodemann hoped that lighting would not be excessive, would be properly shielded, and at lower levels. Ms. Nugent stated that the parking lot is already lit and the Pantry isn't adding to this; that the house currently has six exterior lights that the Pantry is proposing to replace with five residential-style ones; and that the Pantry has no need for any other exterior lighting.

Commissioner Heming-Littwin asked what time deliveries and garbage pick-up would happen. The Petitioner stated that the Pantry is told when garbage pick-up will occur, but that it's not picked up before 7 a.m. Dairy, she reported, comes at 9 a.m., while food now is around 8. She said that with the new truck arrangement anticipated, the Pantry will be able to specify to the Food Bank a delivery timeframe, though not a precise time. Observing that Park Boulevard traffic backs up during busy times, Commissioner Heming-Littwin asked if a traffic study was done to determine the feasibility of deliveries between certain hours. Ms. Nugent thought timing is something to be worked out with the Food Bank, and that a traffic study hadn't been performed, partly, she thought, as it was determined that two trucks wasn't a huge impact to Park Blvd. Associate Planner Jackson confirmed a study wasn't requested. The Petitioner stated that the Pantry is conscious of pre-school drop-off and pick-up needs.

Public Comment

Associate Planner Jackson read the following received written comment into the record:

Joe Bochenski, 76 N. Park Blvd.: *"Dear Planning Commission*

First, I would like to thank Ms. Nugent and the Food Panty for the continuous work that they do in and for our community. Further, I would like to thank Ms. Nugent for visiting us neighbors near the proposed site, in 2019, to help explain their plans and operations.

The change in use of the subject property is a major change. This will have a significant impact on the surrounding community and should not be taken lightly. The proposed use includes a mini-grocery store and areas for classes. This use brings typical commercial operations to the subject property – which include truck deliveries, loading dock operations and an increase in the number of trips to and from the subject property. In fact, by example the petitioner's plans include demolition of the existing single story garage and the construction of a new larger two-story structure, which is definitely a strong indication that this use change is to a commercial use (loading and warehouse areas). These activities are better suited for the commercial district along Roosevelt Road, which has vacancies or the downtown commercial district,

The petitioner's plans state that this new facility will greatly increase the services that they can provide to the community. These increases in the petitioner's services will result in much higher traffic counts than they currently experience and more importantly much higher traffic counts than an R-2 property experiences. These increased traffic counts will significantly change the character of this particular Glen Ellyn neighborhood. If you have not been submitted a traffic study, I would highly recommend that you request one before you make a final decision to proceed.

Neighborhoods in Glen Ellyn are important to the residents of Glen Ellyn. The Village does an excellent job protecting these neighborhoods through its zoning codes and ordinances. Transitional uses between commercially zoned areas and residential areas tend to be uses such as churches, schools, daycare,

multi-family and parks, which all help buffer the residential neighborhood from commercial uses. These transitional uses allow the home owners to enjoy the neighborhood feeling that the zoning codes and ordinances help protect. This application proposes a use change that requires a text amendment, Special Use and variations that are counter to this important component to the Village planning process.

In our residential zone neighborhood, this application is seeking (1) a Zoning Code Text Amendment (2) a Special Use Permit and (3) no less than nine Zoning Variations. I understand if such extensive requests were being made in a Commercially Zone District but this number of requests/variations within a Residential Zone District clearly indicates that the use should not be located within a Residential Zone District.

I ask that you not allow this commercial use in a residential neighbor. There are so many better places in Glen Ellyn's commercial districts for this user, whereby they can provide such great work for our community within our community.

Should this application proceed, please strongly consider the following enhancements to the development that will assist the applicant with creating a more residential feeling to its commercial development:

- Enhanced Landscaping Screening along the Park Blvd side – including larger evergreen trees to screen the warehouse area, which will also help buffer the sound from the increased traffic;*
- Enhance the Park Blvd side elevations to have more residential character. This change will complement our residential neighborhood; and*
- Request a full traffic study to make certain that everyone understands how best to plan for the increased truck and patron traffic including restricting deliveries to certain day time hours that will not*

Bruce Thomas, 63 N Park Blvd: *"Dear Commissioners,*

My name is Bruce Thomas, I own the property at 63 N Park Blvd.

After looking at the latest revision to the plan for the Glen Ellyn Food Pantry I must make a few objections. The latest plan has moved the refuse and recycling enclosures considerably north of their proposed location that we saw December 12, 2020. I am concerned about their location as the Food Pantry will be dealing with food and must assumedly have waste that could attract vermin. Also now just east of the refuse enclosures are three a/c units which would be quite noisy.

The access drive for semi-trailer deliveries has been widened and as it approaches the back of the property at 55 N Park it widens still. This indicates that large semi-trucks would be loading and unloading foodstuffs very adjacent to me.

So if I may be specific I object to variation requests 3b (5ft 6 inch setback from north lot line), 3c (5 foot tall landscape screening as opposed to opaque screening), 3d (variation to permit loading area without screening) and 3h (variation to HVAC and refuse setback).

I am very concerned about the proximity of all buildings and services being to my property and I hope the commission will consider my opinion before making a decision.

Thank you.”

K.C. Wigle, 64 Exmoor (the property immediately, diagonally northeast of the subject property), was sworn in. Acknowledging the busyness of Park Blvd. and concerns about the traffic impacts discussed, he stated that Exmoor is a quiet street, which is why his family moved there five and a half years ago. He expressed concern over the “two large commercial truck deliveries” and the three garbage pick-ups over the course of a week – five new disturbances he said residents of a quiet neighborhood don’t expect. While he supports the Pantry in its missions, he said he shares concerns voiced by other neighbors and commissioners, and doesn’t believe the use is appropriate for the area or this is the place for it.

Sworn in, Joe Yucha, 14 Walnut Rd., a pastor with Faith Lutheran, stated that the church has been part of the Pantry for a long time, and that his congregation is enthusiastic about the move. He said the church is accessible and recently brought its building up to fire code, and that it hosts events and wants to be part of the life of Glen Ellyn. He sees the Pantry as a way of living out this call.

Sworn in, Pete Ladesic, 615 Scott Ave., stated that the Pantry represents a “great repurpose” of the building at the site and that the project impact isn’t going to be great, but a perfect fit. Lighting can be managed through regulations, he stated, and said Faith Lutheran already receives semi deliveries and has garbage pick-up. He looks forward to helping as he can. Regarding the variation for the loading area without screening it from an adjoining property, Chairperson Loch asked him if this could be fixed. Mr. Ladesic said he thinks the Pantry has a landscape plan, and that landscape screening would be the best.

Sworn in, Leonard Swanson, 116 Sunset Ave., said, as a former member of the Plan Commission, he doesn’t see any major adverse effects on neighbors, and the neighborhood isn’t purely residential. He said the Pantry does a wonderful job in trying to route traffic and that the number of deliveries is not significant, and urged Commission approval.

Sworn in, Scott Winterstein, 75 N. Park Blvd., said that while the Pantry provides a great benefit for Glen Ellyn, he has reservations concerning garbage collection, the mini-grocery store, cooking classes, loading dock activities, traffic disruption and delivery timing, which he views as commercial operations that violate zoning. He said he would “like a lot more information” about details behind activities, and if these could be agreed upon, they could be allocated into the permit, he would be more comfortable, but at this point, there is too much uncertainty.

Sworn in, Matt McHale, 69 N. Park, referencing neighbors who have given public comment, he said he echoes the sentiments of his neighbors. Expressing an appreciation for the service the Pantry provides, he voiced reservations and concerns about food waste, noise, and traffic. He would like to better understand the schedule and have input into it, so to achieve one that “makes sense,” allowing the Food Pantry to operate effectively with minimal disruption to the neighborhood.

Sworn in, Rick Scheck, 678 Oak St., said that while he does not reside in the area of the development, he finds joy in seeing those in need helped and sees value in the opportunity the Pantry provides for volunteering. He lauded Faith Lutheran’s participation in the relocation effort, congratulated the Pantry and Village staff for putting together the plan discussed, and hopes the Pantry’s contribution to the community can continue.

Sworn in, Carol Asselmeier, 454 Whittier, thanked the Commission for listening to the “plusses and minuses of what the residents have to say.” A lifetime resident of Glen Ellyn and parishioner of Grace Lutheran, and a volunteer at the Pantry and a member of its board of directors, she said that, as much as the Pantry appreciates concerns raised, it has gone through a “meticulous process” with Staff and believes the Pantry has addressed all of the concerns raised throughout the process. The Pantry, she thinks, has community appeal, and that the property will afford a smooth transition without a lot of direct effect on the neighborhood, and will increase the benefit to people experiencing food insecurity.

Sworn in, Katherine Meagher, 433 Cottage Ave., stated that she, too, is a lifelong Glen Ellyn resident and a member of the Food Pantry board, which she said has been very thoughtful about the necessity of a new home, reiterating that other options were sought. She doesn’t think the Pantry will add much activity to what, between the church and the Pickwick Place commercial space, is already occurring in the area. The Pantry as proposed, she stated, will add value with little disturbance, and that its services are in great need.

Sworn in, John Berg, 22W166 McCarron Rd., stated that truck deliveries rarely exceed 30 minutes, and that garbage trucks are “in and out in minutes,” and will likely be tied to the existing church pick-ups, with maybe a one or two more. A member of the Pantry’s Board and a long-time volunteer, he stated that other options explored for relocating it were too expensive, that it is imperative the community embrace the Pantry, due to the need for its services.

Petitioner Nugent elucidated the screening change requested, stating that the Pantry asked to be allowed to not place arborvitae between the house and the fence and the garage and the fence, as the landscape architect for the project advised that the plants would die due to the north exposure. Also, she stated smaller plants were selected as they are cheaper and said to be healthier and grow faster.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Vondruska, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Vondruska, Berry, Brown, Fanella, Mulherin, Rodemann, Saeed and Chairperson Loch voted “yes.”

Commissioner Discussion

Commissioner Heming-Littwin suggested the phrase “prepared meals at no cost” be dropped from the text of the “Food Pantry” definition, as cooking is only intended by the Pantry in the context of teaching. Commissioners Mulherin, Saeed, Brown and Rodemann concurred.

Chairperson Loch invited discussion of the Special Use Permit and the exterior appearance proposed; hearing none, she asked for input on the zoning code variations requested.

Commissioner Heming-Littwin said the screening situation needs to be addressed. Understanding the arborvitae growing issue (though it could be by the curb cut), she thought there might be an alternative buffer for visual and noise, and there should be landscaping all along the driveway between the curb and the fence. A more concrete schedule of deliveries and garbage pick-up with which the neighborhood feels comfortable is needed, she said. Chairperson Loch suggested a condition attached to approval could specify collaboration on scheduling. Commissioner Mulherin opined that too much

stress is being put on this concern, adding that he lives nearby in an area with apartments where garbage pick-up is swift, and that determination of garbage pick-up protocols is between the Village and the Food Pantry. Commissioner Vondruska figured that the church already gets garbage pick-ups, so the Pantry might only necessitate one additional weekly, and though he is sympathetic to the neighbors, he's not sure how much control can be exerted over garbage collection operators. Director Springer said a condition could call for notifying neighbors of the schedule, but the most the Commission could do is specify a number of deliveries a week or a timeframe, which the Village wouldn't enforce unless it received a complaint of violation. Chairperson Loch stated the Pantry will have a bigger problem working around the pre-school, and which they'll have to get right.

Commissioner Vondruska said he "loves the community spirit" the Pantry creates, but would like to see the driveway better screened. Commissioner Rodemann didn't think trucks would back up all the way, and if they would only go part way, further from the neighbor to the north, less noise "might naturally happen." Such limitations along with the likelihood that the Pantry and the church could share a garbage pick-up schedule, he said, can make the situation more palatable and are worth discussion to see what the Commission can do.

Commissioner Fanella conveyed that she is comfortable with the zoning variations and the changes Commissioner Heming-Littwin recommended, and issuing the Special Use Permit, but wants to see increased screening along the lot line and by the loading dock. She likes the residential appearance presented, and believes the Pantry will work out the delivery issues relative to the pre-school, and thinks the frequency of deliveries modest. Commissioner Berry said it's a "pipe dream" to think a 43-ft. trailer as depicted will make its way a winding driveway without hitting material on either side of the driveway, and hopes for a 22-foot truck. He thought trash containers will be need to be wheeled out of the enclosure and lifted, creating six noise events a week, and hence had a concern about the need for screening. Associate Planner Jackson clarified that a 21-foot truck is actually proposed.

Planner Purvis said she would strike a sentence from the "Food Pantry" definition, as per the suggestion by Commissioner Heming-Littwin, who summarized discussion of needing screening along the drive from the building to the east. Commissioner Heming-Littwin, seconded by Commissioner Mulherin, moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Paula Nugent on behalf of the Glen Ellyn Food Pantry, for approval of Zoning Code Text Amendments, a Special Use Permit, Zoning Variations, and Exterior Appearance, all to allow the development of a food pantry at 41-55 N. Park Blvd. in the R-2 Single Family Residential Zoning District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

2. That it is the obligation of the owner of the development to install, maintain and replace all landscape materials in accordance with the approved landscape plan, and that additional screening be added along the north property line to act as a buffer between the property to the north; and
3. That if any rooftop mechanical units are visible from the public right-of-way or adjacent properties, that such mechanical equipment shall be appropriately screened from view. Screening material shall be submitted to the Community Development Department for review and approval prior to installation; and
4. That should the fence along the north property line adjacent to the Food Pantry be removed by the property owner to the north at a future date, the Food Pantry would be responsible for installation of a 6 foot-tall opaque screen or fence along the length of the property abutting the single-family residential lot.
5. That additional landscaping be added between the driveway and the north property line.
6. That the text amendment be approved as amended.

The motion carried by roll call vote, with nine (9) yes votes and zero (0) no vote as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted “yes.”

Commissioner Brown asked if the Pantry and church could give the neighbors to the North a landscape allowance for their side of the fence. Saying that this would have needed to be part of the Commission’s recommendation, Director Springer said the body could *ask* the Petitioners, but not require it. The Commission, she said, could bring it to the Board, an idea with which Chairman Lock was “okay.”

A Public Hearing concerning an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 400, 418-424 N. Main Street

A motion to open the A Public Hearing concerning an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 400, 418-424 N. Main Street was made and seconded by Commissioners Heming-Littwin and Saeed, respectively. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Saeed, Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska, and Chairperson Loch voted “yes.”

Staff Introduction

Planning Manager Kelly Purvis and Development Director Staci Springer, 535 Duane St., were sworn in. The former stated that Sam Vlahos, together with property owner 400 Main LLC, are seeking:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan on the property located at 400, 418-424 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following additional deviation from the Glen Ellyn Zoning Code (all previous deviations granted are to remain unchanged):

- a. A deviation from 10-4-17-1(E) to allow roof top mechanical equipment and any screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

Mr. Vlahos wants to open a restaurant on the premises, necessitating the variation, Planning Manager Purvis stated, adding that three rooftop units and two black iron exhaust pipes are proposed. She described the area of the development, which is under construction; displayed building concept images from different views, in which rooftop units were not evident; and listed conditions of approval to consider. Commissioner Rodemann asked if the black iron exhaust fans would serve the restaurant; Planning Manager Purvis said, "Yes," and that she understood a height reduction by the Board drove mechanical equipment to the garage, and that the Petitioner hopes to move some of that equipment to the roof and put restaurant HVAC in the garage.

Petitioner's Presentation

Larry Debb, 1049 Edgebrook Lane, Glencoe, Ill., and Sam Vlahos, 15436 Lewis Ave., Lombard, Ill., were sworn in. Mr. Vlahos stated that he operates restaurants in Hinsdale, Downers Grove and Wheaton, and thinks Glen Ellyn would benefit from one of his company's restaurant concepts. Mr. Debb of 400 Main LLC stated that the HVAC units will serve the apartment building hallways. Originally intended for the roof, they were moved to the parking lot area, he stated, though the Petitioner knew that to provide HVAC equipment for a restaurant or another tenant the units would have to be relocated to the roof.

Commissioner Questions

Commissioner Heming-Littwin asked for clarification that the Board's height reduction forced the Petitioner to put the HVAC into the garage. Debb stated that the HVAC equipment was still on the roof when the Petitioner went for the building permit, but disagreed with Staff's opinion that the equipment be counted as part of the roof unit prompted the Petitioner to seek a variance. Commissioner Rodemann said the building always needed make-up air units, for which roof placement would be desired. He said it seems like the Petitioner knew he'd have to come back to request this, but that he (Rodemann) is "not overly concerned" with the placement proposed, and awaits discussion.

Though she understood the model was deemed by Building and Zoning's Steve Witt as not suitable for the application (contrary to Mr. Debb's stated opinion), Planning Manager Purvis displayed a drawing of the exhaust ("mushroom") fan assembly envisioned by the Petitioner. Commissioner Berry asked if the restaurant HVAC could be on the roof and the other three units left where they were proposed, and if so whether additional first-floor retail tenant HVAC requests could be expected. Mr. Debb stated, "No," there will be room if the building units are moved to the roof, and that the two (which, he stated, were advised by Staff so the Petitioner doesn't have to return to request another at a later point) black iron ducts will cover an additional restaurant (which the Petitioner is hoping to have). Planning Manager Purvis stated that when Preliminary and Final PUD plans are submitted to the Village, Staff at that stage doesn't look at mechanical plans and such, so it didn't know what the height of those units would be, and so didn't know that when the Village Board made changes that it would impact what could be put

on the roof; and the issue wasn't realized until the Building Permit phase, the Petitioner not knowing that the rooftop equipment counted toward height (whereas in some communities it doesn't).

Public Comment

None.

Commissioner Berry moved to close the Public Hearing; seconded by Commissioner Heming-Littwin, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Berry, Heming-Littwin, Brown, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Commissioner Discussion

Commissioner Berry thanked Staff for anticipating the potential need for the second unit and taking care of it now. He also thanked the development team designers for pushing the units back so they're not visible from the right-of-way, and indicated he is in support of the project. Commissioner Heming-Littwin agreed and said that she is excited to see another great restaurant come into town. Commissioner Saeed said he is in support of approving the amendment.

Commissioner Heming-Littwin, seconded by Commissioner Mulherin moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Sam Vlahos, together with the property owner, 400 Main LLC, for approval of an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development plan, as approved by Ordinance No. 6672 and Ordinance No. 6690, to allow roof top mechanical equipment to be installed, exceeding the height deviation previously granted for the development, the Plan Commission hereby recommends approval of the requests based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval of the requests with the following conditions:

1. That the project be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That updated building permit plans for the additional mechanical equipment be submitted to the Village for review and that an amended building permit be issued prior to work on the subject mechanical equipment taking place.
3. That should any of the roof top mechanical equipment, once installed, be visible from the public right-of-way, such equipment shall be appropriately screened from view. In such case, the developer will submit cut sheets for any screening to the Community Development Department for approval prior to installation.

The motion passed by roll call vote, with nine (9) yes votes and zero (0) no votes as follows:
Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and
Chairperson Loch voted “yes.”

Trustee’s Report

Trustee Enright reported that Gary Fasules was sworn in as Acting Village President.

Chairman’s Report

Chairperson Loch had no report.

Staff Report

Planning Manager Purvis announced that the first February Plan Commission meeting is cancelled, but
the second meeting will be the third public hearing for the Draft Comprehensive Plan.

Other Business

None.

Adjournment

Chairperson Loch adjourned the meeting at 10:58 p.m.

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF
A SPECIAL USE PERMIT TO ALLOW THE PROPERTY AT 454 DUANE STREET TO BE
USED A SINGLE-FAMILY HOME.**

Related to the request of the petitioner, Behrnt Aaberg, on behalf of the property owner Laura Rose, for approval of a **Special Use Permit**, to allow the property at 454 Duane Street to be converted from an office use to a single-family residence in the C5B Central Service Subdistrict in accordance with Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because no exterior alterations to the building or changes to the site or landscaping are considered, and the proposed use supports the goals of the Zoning Code. The Village's Comprehensive Plan indicates that the downtown is a multi-use focal point which includes residential uses.
2. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the appearance and bulk of the property will be unchanged, the character, quality and density of the neighborhood will be maintained. The property in question was originally built as a house and was converted to an office more than 15 years ago. The exterior of the building remains substantially as originally constructed, as does the driveway and landscaping. Additionally, directly to the south of the subject property are residential uses including single-family homes.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because, if occupied as a residence, any hazards or disturbances generated will not exceed those already present in the general vicinity. Detached and attached single-family residences are located directly south of the subject property, also located in the C5B service subdistrict.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the density of use is not increased by this change of use, the burden upon underlying infrastructure and city services will not be increased or changed.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village

because the density of use is not increased by this change of use, the property will not be a burden on Village services or detrimental to its economic welfare.

6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed use is residential, this use will not involve activities, processes, materials, or equipment that will be detrimental to any persons or property and is likely to be less disturbing to surrounding uses than the current office use on the property.
7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the existing driveway and curb cut to the property will not be altered, maintaining the existing vehicular approaches and avoiding creating any undue interference.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the extent of the house and impermeable landscaping will not be altered, thereby the potential for flood damage to adjacent property will not be increased. No changes to the site or building footprint are proposed.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because no changes are intended to either the existing massing of the structure, or the trees on the property, avoiding any damage to natural, scenic or historic features. The only physical changes to the property will be on the interior of the structure.

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Duane\Duane 454\Duane, 454, SUP Residential in C5B\Meeting Materials\PC\16. Findings of Fact - 454 Duane.docx

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF ZONING CODE TEXT AMENDMENTS, A SPECIAL USE PERMIT,
ZONING VARIATIONS, AND EXTERIOR APPEARANCE TO ALLOW THE
DEVELOPMENT OF A FOOD PANTRY AT 41-55 N. PARK BOULEVARD.**

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of **Zoning Code Text Amendments** to allow food pantries as Special Use in the R2 Single-Family Zoning District in accordance with 10-10-13(E) of the Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. The R-2 Zoning District contains primarily single-family homes but also contains public uses such as cemeteries, religious organizations, and daycares.
2. The R-2 Zoning District is the largest in the Village and abuts many other uses. The property in question, 41-55 N. Park Blvd., is in a transitional area between commercial and single-family residential and is adjacent to properties zoned for multi-family residential uses as well.
3. The existing classification would significantly limit the practical use of the building for the existing church. The property is proposed to remain in the R-2 Zoning District but allow food pantries in that district on church properties. The proposed food pantry is low-impact and retains its residential character, visually acting as a transition from the institutional church property to the neighboring single-family homes.
4. The surrounding area has seen the development of a diverse set of uses including single-family, townhomes, multi-family, and commercial uses.
5. The Comprehensive Plan states that the church property should continue its institutional use while surrounding properties are proposed to have diverse uses from single-family to commercial.
6. Despite an active congregation, the existing building is in need of repair due to the church struggling to find a viable use for it.
7. The proposed use will not diminish property values because it will act as a low-impact transition between commercial/institutional areas and residential areas. The proposed zoning

code text amendments will allow the Food Pantry to serve the needs of nearby neighbors and the community as a whole. The text amendments would permit the property owners (Faith Lutheran Church) to create a viable use for the building that would otherwise become increasingly rundown without further investment.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of a **Special Use Permit**, to allow a food pantry in the R2 Single Family Zoning District in accordance with Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because if will have the appearance of a single-family home typical to the R-2 Zoning District.
2. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the applicant will maintain the look of the current farmhouse but will improve the building by replacing the older existing building materials which are in need of repair. Additional landscaping and site improvements are also proposed as part of the project.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the food pantry will operate during normal business hours for an active church and will not have loud or hazardous functions.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because there is no significant change to the required facilities to service the development, and any such upgrades that are required will be funded by the food pantry.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the privately funded food pantry will enhance the economic welfare of the Village by helping those in need throughout the Glen Ellyn community.

6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because traffic will be similar to any other active church and odors from trash will be actively addressed with trash pick-up three times per week. The refuse bins are screened with an enclosure and that enclosure has been located more than 20 feet from the northerly residential lot.
7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because deliveries will be behind the food pantry building and therefore will not impact Park Blvd. or any other high traffic street. Access will be provided from within the church parking lot, and no new curb cuts will be required for the project. In fact one existing driveway on Park Blvd. will be removed as part of the project.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the subject property is not located in or near a floodplain or wetlands and the development is required to meet all requirements of the DuPage County Stormwater Ordinance and Village Amendments thereto.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are not any significant natural, scenic or historic features that will be impacted by this development. The existing parsonage will maintain its existing residential character and the proposed food pantry will keep approximately the same footprint as the existing structure. It was determined that a Land Use Option from the Kane-Dupage Soil & Water Conservation District was not required for the changes proposed to the site. The Illinois Department of Natural Resources noted that an endangered bumble bee species may be present on or near the site, but that no adverse impact is expected due to the development and therefore no further action would be required.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for **approval of the following zoning variations:**

1. Variation from Section 10-4-1(C) to allow two principal buildings on one zoning lot where one is permitted.
2. Variation from Section 10-4-8(D)3 to allow a setback of 5 feet 7 inches from the north interior side lot line in lieu of the minimum 37 feet 6-inch setback required
3. Variation from Section 10-5-13(L)4 to allow 5-foot tall landscape screening along only a portion of the north interior side lot line abutting a residential use where opaque screening with a height of 6 to 7 feet along the entire lot line is required.

4. Variation from Section 10-5-9(G) to permit a loading area without screening it from an adjoining property in a residential district.
5. Variation from Section 10-5-5(C) for a 2 feet 6-inch impervious surface setback whereas 18 feet 9 inches is required.
6. Variation from Section 10-8-6 (B)2 to allow an addition to a non-conforming structure, other than a single-family dwelling to be enlarged, without the addition conforming to all regulations in the district in which it is located.
7. Variation from Table 10-5-5(B)4-39(C) to allow a refuse enclosure in the front of the building.
8. Variation from 10-5-4-4(b) to allow the HVAC and refuse enclosure a setback of appropriately 21 ft from the north lot line in lieu of the minimum 37 feet 6 inches setback required of accessory structures closer than 10 feet from the principal structure on the lot.
9. A variation from Section 10-5-12 of the Zoning Code to waive the requirement that all existing and proposed utility secondary lines be placed underground.

...all to allow the development of a food pantry in the R2 Single Family Residential Zoning District, and in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out because the existing building is not habitable in its current condition, and the lot cannot be sold because the church has utilized part of the property for handicap parking spots. Additionally, access to the loading area requires several site design accommodations to also accommodate ADA concerns and senior users. Furthermore, the large property fronts on two roads which requires unique site design considerations.
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because for this situation to apply to another property in this area, a church would have to have a house on its property that they would want a separate ministry to occupy. The property would have to be owned and zoned like the church, but on a separate plot

- that was not consolidated. Additionally, the property is significantly larger than most R2 lots and has two frontages. This requires unique site design accommodations so the site can still be safely used.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property the church is making no money on this variation. The Glen Ellyn Food Pantry is only paying them \$55 per year for leasing the land. This is a gift to the community of Glen Ellyn in support of the people who need the help of the food pantry. The pantry is a not-for-profit. These variations are simply to make the property usable for our purpose in a cost-effective manner as possible.
 4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant because this is an existing building on existing church property.
 5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located because the improvements will enhance the property, which is currently in disrepair. The relocation of the Glen Ellyn Food Pantry allows people in need to receive food, which is a service to the entire community.
 6. That the proposed variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property because there will be no change to the neighbor's light and air. The updated property will provide an enhanced view.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because there is no increase in fire or other dangers and the development will improve fire safety in the building due to Building Code required upgrades.
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village because the property will not impair the inhabitants of the village, it will enhance it by serving the community and offering assistance to those in need.
 - d. Diminish or impair property values within the neighborhood because the proposed upgrades will enhance the property values of the neighborhood through quality design and rehabilitation of the dilapidated building.

- e. Unduly increase traffic congestion in the public streets and highways because traffic will reflect the use of an already active congregation.
 - f. Create a nuisance because the Food Pantry has existed downtown for over 41 years, adjacent to residential properties and has proven not be create nuisances to surrounding properties.
 - g. Result in an increase in public expenditures because the food pantry is entirely privately funded and will not require any significant infrastructure changes to operate on the subject property.
7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure because, without these variations, the property is unusable to the food pantry. The property could not be sold in its current state. The church does not currently have the funds to repair the building or tear it down. The building would only continue to fall into disrepair.

Related to the requests of the petitioner, Paula Nugent, on behalf of the Glen Ellyn Food Pantry, for approval of the **Exterior Appearance** application to allow the development of food pantry in the R2 Single-Family Zoning District in accordance with Ordinance 5508, the Plan Commission hereby makes the following Findings:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. That the proposed development is in substantial conformance with the Appearance Review Guidelines and is compatible with the character and scale of existing buildings in the neighborhood.

FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLANS WITH DEVIATIONS, AS APPROVED BY ORDINANCE 6672 AND 6690 TO ALLOW ROOF TOP MECHANICAL EQUIPMENT TO BE INSTALLED, EXCEEDING THE HEIGHT DEVIATION PREVIOUSLY GRANTED FOR THE DEVELOPMENT AT 400, 418-424 N. MAIN STREET, GLEN ELLYN.

Related to the requests of the petitioner, Sam Vlahos, together with the property owner 400 Main LLC, for approval of the following:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan on the property located at 400, 418-424 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following additional deviation from the Glen Ellyn Zoning Code (all previous deviations granted are to remain unchanged):
 - a. A deviation from 10-4-17-1(E) to allow roof top mechanical equipment and any screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

...the Plan Commission hereby makes the following Findings of Fact related to the criteria set forth in Section 10-10-14(E) of the Glen Ellyn Zoning Code:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the rooftop mechanical equipment and fan assembly for the black iron duct will be installed in the middle of the roof and will not be seen from any building or ground locations near the abuilding. It will be properly screened per industry standards and Village building codes. The equipment will allow a restaurant use in the mixed-use development, which is an appropriate use for the district.
2. The project will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the mechanical equipment and black iron duct fan assemblies will be designed, constructed, operated and maintained so as to be harmonious with the general vicinity and that the use of the HVAC equipment on the roof will not change any of the essential character of the area around the property. The equipment will be in the middle of the roof and will have screening provided.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the HVAC equipment and black iron duct fan assemblies will be placed in the middle of the roof and they will be screened. They will not be visible and therefore do not impact the existing or future neighborhood uses.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the HVAC equipment and black iron duct fan assemblies will not affect or have any impact on any of these public services or facilities.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the proposed HVAC and black iron duct fan assemblies will not create any public expense and will be providing temperature control and proper ventilation for cooking equipment for a proposed restaurant tenant, which will contribute to the economic welfare of the Village.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed HVAC equipment and black iron duct assemblies will not impact traffic, will not produce excessive noise, fumes or odors, and will be screened from view.
7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the proposed HVAC equipment and black iron duct assemblies will not impact vehicular approaches or traffic on the surrounding streets. The equipment would be located in the middle of the roof.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the proposed HVAC equipment and black iron duct assemblies will be placed on the building's roof on an existing impervious surface. The drainage design for the project will not be impacted by the proposed equipment.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the proposed HVAC and black iron duct assemblies will not be visible and will be appropriately screened.

The Plan Commission hereby makes the following findings in relation to the evaluation factors set forth in Section 10-7-7 of the Glen Ellyn Zoning Code:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the community as a whole because the will not alter the intensity of use of the building and

these are common equipment included on surrounding buildings adjacent to the site. The equipment will not have any impact on traffic and will not produce excessive noise or odors. The equipment will allow a restaurant tenant to occupy the space. Restaurant uses are encouraged in the C5A zoning district.

2. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the neighborhood because, while they do add to the overall building height, their placement will be in the center of the building. They will not be visible from the street level and will be screened from view as required by the Village. The proposed rooftop equipment has no impact on the front, side and rear yard definitions and they will have no impact on the uses at the development's periphery.
3. That the proposed HVAC equipment and black iron duct assemblies will not impact the bulk of the development, due to their placement in the center of the building and on the roof top (the units will not be visible). The proposed equipment will not have an impact on the gross areas of the development, or the area ratios or the designation of land surfaces to which they apply. The equipment will not impact the building's spacing, common open areas and/or recreational facilities, width of streets in the development, building setbacks, or parking and loading facilities. None of these things will be altered due to the proposed equipment.
4. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the development procedure because construction of the building will continue to take place and the mechanical equipment proposed will be installed on the rooftop once the majority of the building has been constructed. The proposed equipment is typical equipment installed on surrounding buildings in the area and should not have any impact on the construction schedule for a project of this size. Installation of the proposed equipment should not have any impact or effect on improvement being made by the Village including streets, lighting or parking.



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DUPAGE COUNTY ILLINOIS
03/22/2019 11:32 AM

DOCUMENT # R2019-020930



Village of Glen Ellyn

Ordinance No. 6672

An Ordinance Granting Approval of a
Special Use Permit for a Preliminary Planned Unit Development
and the Exterior Appearance of a
Mixed Use Development to be Known as Apex 400
and Proposed at the
Northwest Corner of Main Street and Hillside Avenue
and Commonly Known as 400 & 418-424 N. Main Street *GLEN ELLYN IL 60137*

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 28 Day of January, 2019.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 28 day of January, 2019.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6672

**An Ordinance Granting Approval of a
Special Use Permit for a Preliminary Planned Unit Development
and the Exterior Appearance of a
Mixed Use Development to be Known as Apex 400
and Proposed at the
Northwest Corner of Main Street and Hillside Avenue
and Commonly Known as 400 & 418-424 N. Main Street**

Whereas, Larry Debb and John Kosich of GSP Development, LLC, and 400 Main, LLC,
have purchased the former Giesche Shoe property located at 400 N. Main Street; and

Whereas, the Village and GSP Development, LLC, entered into a Purchase and Sale Agreement
for the Village-owned parking lot located at 418 – 424 N. Main Street, north of the former Giesche
Shoe property in accordance with the approval of Ordinance No. 6640; and

Whereas, the Purchase and Sale Agreement is contingent upon the Village Board approval of a
Redevelopment Agreement and zoning entitlements for the subject properties, among other conditions;
and

Whereas, GSP Development, LLC, has petitioned the President and Board of Trustees of the
Village of Glen Ellyn for approval of the following:

- A. A Special Use Permit for a Preliminary Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code and the following deviations to the Glen Ellyn Zoning Code:
 - 1. A deviation from Section 10-4-17-1(E) to permit a building height up to 61 feet at the top of the parapet, with a majority of the building at 58 feet, in lieu of 45 feet permitted by Code.
 - 2. Deviations from Section 10-5-8(I) to allow:
 - a) Parking spaces 18 feet in length in lieu of 19 feet;

- b) Parking spaces 8.5 feet wide in lieu of 9.5 feet wide in certain locations where the aisle width is at least 24 feet wide;
 - c) An aisle width of 21'-7 3/4" on a portion of the site and 24 feet on other parts of the site in lieu of 25 feet.
 - 3. A deviation from Section 10-7-9(D) to allow 100% of the site to be covered in lieu of 65%.
 - 4. A deviation from Section 10-5-9(B) to allow an off street loading space 40 feet in length in lieu of 50 feet.
 - 5. A deviation from Section 10-5-13(M)2 to allow the parking garage lights to emit up to 6.2 foot candles at the public entrance to the garage on Hillside Avenue, 7.14 foot candles at the public garage entrance along Main Street, and 7.3 foot candles at the residential parking garage entrance along Hillside Avenue in lieu of 3 foot candles at the lot line.
- B. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction of a mixed-use building with 8,844 square feet of first floor commercial space, up to 107 apartment units and a two-story parking garage; and

Whereas, the subject property is located at 400 N. Main Street and 418 - 424 N. Main Street, on the northwest corner of Hillside Avenue and Main Street in the C5A & C5B Central Business Districts and legally described as follows:

400 N. MAIN STREET

LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 05-11-327-023; and

418 - 424 N. MAIN STREET

PARCEL 1

THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY,

ILLINOIS

P.I.N.: 05-11-327-026; and

PARCEL 2

LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-005; and

PARCEL 3

LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-327-016

ALLEY

THE SOUTH 3 FEET OF THAT PART OF THE PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950 AND THE SOUTH 3 FEET OF THE EAST 8 FEET OF THE PRIVATE ALLEY LYING WEST OF AND ADJOINING LOT 6 OF SMITH'S SUBDIVISION AFORESAID. ALL IN DUPAGE COUNTY, ILLINOIS.

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on January 7, 2019 at which hearing the petitioners presented evidence and testimony in support of the request for approval of a Special Use Permit for a Preliminary Planned Unit Development with zoning deviations, at which hearing, seventeen (17) people spoke against the development and raised concerns about the height of the building, traffic generated from the development, the mass of the building and the proposed exterior appearance of the building; and at which hearing, twelve (12) people

spoke in favor of the development and raised concerns about rising taxes, the lack of development in the Village and the lack of housing options to accommodate downsizing residents; and at which hearing, seven (7) people spoke neither in favor or against the development; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a vote of nine (9) “yes” and zero (0) “no”, the Plan Commission recommended approval of the requests with conditions as set forth in the January 7, 2019 minutes of the Plan Commission, a copy of which is attached hereto as Exhibit “A”; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and have considered the findings and recommendations of the Plan Commission; and

Whereas, staff has performed the review of the application for Exterior Appearance and has determined the proposed Exterior Appearance is in substantial conformance with the Village’s Appearance Review Guidelines and recommends approval of the proposed Exterior Appearance; and

Whereas, the President and Board of Trustees have determined that granting a Special Use Permit for a Preliminary Planned Unit Development is consistent with the goals of the Glen Ellyn Zoning Code and approving the Exterior Appearance of the proposed development is consistent with the recommendations of the Appearance Review Guidelines and in the best interests of the Village of Glen Ellyn.

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The Plan Commission meeting minutes, dated January 7, 2019 Exhibit “A” attached hereto, and the findings and recommendations set forth therein and in the preambles above are

hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and recommendations of the Plan Commission for the Special Use for a Preliminary Planned Unit Development with deviations from the Zoning Code and the staff recommendation for the Exterior Appearance approval, as adopted herein, and the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Special Use for a Preliminary Planned Unit Development with deviations from the Zoning Code and the Exterior Appearance to allow the mixed-use development of a five-story building to be called Apex 400, including first floor commercial, above ground floor apartment units, and a two-story parking garage on the properties commonly known as 400 N. Main Street and 418 - 424 N. Main Street.

Section Three: This grant of approval of a Special Use Permit for a Preliminary Planned Unit Development and Exterior Appearance approval is subject to the following conditions:

A. Construction of the subject development shall be in substantial conformance with the testimony presented at the January 7, 2019 public hearing before the Plan Commission and as amended by the Village Board of Trustees on January 28, 2019, including the following plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto:

1. Petitioner's Application Packet, including the following materials:
 - a. Preliminary PUD Application dated November 1, 2018
 - b. Exterior Appearance Application dated November 1, 2018
 - c. Narrative Statement from Larry Debb, dated November 21, 2018
 - d. Proof of Ownership
 - e. Disclosure of Interest form, dated July 17, 2018 and December 12, 2018
 - f. Reimbursement of Fees Agreement, dated July 17, 2018

- g. Site Statistics Summary
- h. List of Deviations
- i. Alta Surveys prepared by Manhard Consulting, Ltd., dated June 26, 2018
- j. Existing Conditions Plan prepared by Manhard Consulting, Ltd., dated June 19, 2018
- k. On-street Parking Demolition Plan (PDR 0) prepared by FitzGerald Associates, last revised November 19, 2018
- l. Site Plan Option A (PDR 1) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "B"
- m. Site Plan Option B (PDR 1) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "C"
- n. Floor Plan - Floor 1, Plan Option A (PDR 2) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "D"
- o. Floor Plan - Floor 2, Plan Option A (PDR 3) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "E"
- p. Floor Plan - Floor 3 (PDR 4) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "F"
- q. Floor Plan - Floor 4 (PDR 5) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit "G"
- r. Floor Plan - Floor 5 (PDR 6) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit "H"
- s. Building Elevations (PDR 8 - PDR 10) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Group Exhibit "I"
- t. Sign Plan (PDR 11) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit "J"
- u. Renderings (PDR 19 - PDR 21) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Group Exhibit "K"
- v. Landscape Plans, prepared by David R. McCallum Associates, Inc., last revised November 19, 2018, attached hereto as Group Exhibit "L"
- w. Right-of-Way Cross Section prepared by Manhard Consulting Ltd., dated June 19, 2018
- x. Grading Plan prepared by Manhard Consulting Ltd., dated June 19, 2018, attached hereto as Exhibit "M"
- y. Utility Plan prepared by Manhard Consulting, Ltd., dated June 19, 2018, attached hereto as Exhibit "N"

- z. Photometric Plan prepared by Eco Lighting Solutions, dated November 19, 2018, attached hereto as Exhibit "O"
- aa. Light Fixture Cut Sheets from Ligman Lighting USA

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Planning and Development Department.

- B. That should the developer be able to acquire three feet of the alley located north of Lot 5, that PUD Alternate Plan B, attached hereto as Exhibit "C", shall be substituted for the approved Plan A, and that such substitution shall not require further Village Board approval.
- C. That the final streetscape and public improvements for the project will match the streetscape design selected by the Village Board in 2019.
- D. Prior to returning for final approval of the Planned Unit Development, the landscape plan shall be revised to show trees with a minimum diameter of 4 inches.
- E. That the developer install a sign at the access points from the development onto Hillside Avenue indicating "No right Turn Monday through Friday from 7:45 to 8:30 am". The location and exact wording of the signage will be subject to the approval of Village Staff.
- F. That the developer install a sign at the access point from the development onto Glenwood Avenue indicating "No Left Turn Monday through Friday from 7:45 - 8:30 am". The location and exact wording of the signage will be subject to the approval of Village Staff.
- G. That the developers convert the traffic flow on Hillside Avenue between Main Street and Glenwood Avenue including any necessary signage, pavement markings, and geometric changes to the roadway as directed by the Village Engineer.
- H. That the Village pursue the installation of a stop sign for west bound traffic at the Hillside Avenue/Glenwood Avenue intersection, subject to conformance with engineering standards, manuals, and traffic warrants as determined by the Village Engineer and Police Chief.
- I. Prior to returning for review of the Final Planned Unit Development, the site plan shall be revised to show the bike rack moved from Hillside Avenue to a more appropriate location that will not interfere with site ingress/egress.
- J. Prior to returning for approval of the Final Planned Unit Development, the second floor plan shall be revised to show all parking stalls numbered and assigned by unit.
- K. Prior to returning for approval of the Final Planned Unit Development, all elevations shall be revised to show brick facing on the precast concrete proposed on the west elevation of the building.

- L. Prior to returning for approval of the Final Planned Unit Development, all elevations, renderings and floor plans shall be revised to reflect the updated elevations and renderings prepared by Fitzgerald Associates last revised February 8, 2019.
- M. Prior to issuance of a building permit, the petitioner shall pay the Village \$169,219.00 to be dispersed to Village taxing bodies in the following amounts:
 - 1. Glen Ellyn Park District - \$50,000.00
 - 2. School District 41 - \$21,947.00
 - 3. School District 87 - \$7,272.00
 - 4. Fire Company - \$45,000.00
 - 5. Glen Ellyn Library - \$45,000.00
- N. That if any roof top units are visible from adjacent streets after the development is constructed, the developers will screen the units from public view.
- O. The subject development shall be constructed, operated, and maintained in compliance with the Redevelopment Agreement between the Village of Glen Ellyn and GSP Development, LLC, dated March 4, 2019, a form of which is attached hereto as Exhibit "P" and which is subject to the review and approval of the Village Attorney.

Section Four: The petitioner shall file an application for approval of a Final Planned Unit Development Plan with the Director of the Department of Planning and Development within six (6) months after the passage and approval of this Ordinance, or this Ordinance shall become null and void provided, however, that the Village Board may, by motion, grant an extension of this provision. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Six: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Seven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

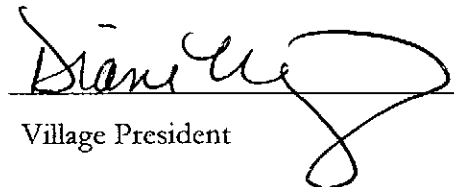
Section Eight: The privileges, obligations, and provisions of each and every section of this Ordinance shall be binding on GSP Development, LLC ("GSP"), on any and all of GSP's successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the property commonly known as 400 and 418-424 N. Main Street, Glen Ellyn, Illinois.

Section Nine: The foregoing recitals are incorporated as though fully set forth in this Section Nine.

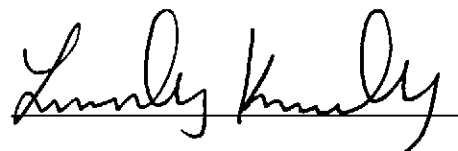
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 28 day of January, 2019.

Ayes	☒	Diane McGinley	☒	Pete Ladesic		Mark Senak
	☒	Craig Pryde		Bill Enright		Gary Fasules
	☒	John Kenwood				
Nayes		Diane McGinley		Pete Ladesic		Mark Senak
		Craig Pryde	☒	Bill Enright	☒	Gary Fasules
		John Kenwood				
Absent		Diane McGinley		Pete Ladesic	☒	Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		John Kenwood				

Approved by the Village President of the Village of Glen Ellyn, Illinois this 28 day of January, 2019.


Village President

Attest:



Deputy Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 11 day of February, 2019.)



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Tx:40031798



FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
04/30/2019 09:41 AM

DOCUMENT # R2019-032075

Village of Glen Ellyn

Ordinance No. 6690

**An Ordinance Granting Approval of the
Final Planned Unit Development Plans
for Apex 400 to be located at the
Northwest Corner of Main Street and Hillside Avenue
on property Commonly Known as 400 & 418-424 N. Main Street,
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 8 Day of April, 2019**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 9 day of April, 2019.

PREPARED BY AND MAIL TO:
(VILLAGE OF GLEN ELLYN)
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6690

**An Ordinance Granting Approval of the
Final Planned Unit Development Plans
for Apex 400 to be located at the
Northwest Corner of Main Street and Hillside Avenue
on property Commonly Known as 400 & 418-424 N. Main Street,
Glen Ellyn, IL 60137**

Whereas, Larry Debb and John Kosich of GSP Development and 400 Main LLC (collectively, the "Petitioner"), owners of the property at 400 N. Main Street and contract purchasers of the property located at 418-424 N. Main Street, a total site area of approximately 1.55 acres of land located at the northwest corner of Main Street and Hillside Avenue, have petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of the Final Planned Unit Development Plans in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code to allow the construction of a mixed-use development featuring 107 luxury apartment units, 8,844 square feet of first floor commercial development, and a two-story parking garage; and

Whereas, the subject properties, are located in the C5A Central Retail Core and C5B Central Service Subdistrict and are legally described as follows:

400 N. MAIN STREET

LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 05-11-327-023; and

418 - 424 N. MAIN STREET

PARCEL 1

THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-026; and

PARCEL 2

LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-005; and

PARCEL 3

LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-327-016; and

ALLEY

THE SOUTH 3 FEET OF THAT PART OF THE PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950 AND THE SOUTH 3 FEET OF THE EAST 8 FEET OF THE PRIVATE ALLEY LYING WEST OF AND ADJOINING LOT 6 OF SMITH'S SUBDIVISION AFORESAID. ALL IN DUPAGE COUNTY, ILLINOIS (collectively, the "Subject Property").

Whereas, on January 28, 2019 the Village Board adopted Ordinance No. 6671, which approved a Redevelopment Agreement between GSP Development, LLC and the Village of Glen Ellyn; and

Whereas, on January 28, 2019, the Village Board adopted Ordinance No. 6672, which approved a Special Use Permit for a Planned Unit Development, Preliminary Planned Unit Development Plans, including various deviations to the Glen Ellyn Zoning Code, and the Exterior Appearance of the Apex 400 mixed-use development; and

Whereas, at the March 28, 2019 Plan Commission meeting, the Plan Commission considered the Petitioner's request for approval of the Final Planned Unit Development Plans; and

Whereas, after having considered the evidence presented, including the exhibits and materials presented at the March 28, 2019 Plan Commission public meeting, the Plan Commission made its findings recommendations as set forth in the Draft Minutes of the Glen Ellyn Plan Commission, dated March 28,

2019, which is appended hereto as Exhibit "A" and by a vote of seven (7) "yes" and zero (0) "no", recommended approval of the requested Final Planned Unit Development Plans; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the March 28, 2019 public meeting of the Plan Commission and have considered the findings and recommendations of the Plan Commission; and

Whereas, the President and Board of Trustees have determined that approving the Final Planned Unit Development Plans for the Apex 400 mixed-use development is consistent with Section 10-10-15(D) of the Glen Ellyn Zoning Code and the goals of the Glen Ellyn Comprehensive Plan, and that the Final Planned Unit Development Plans substantially conform with the terms and conditions of Ordinance No. 6672;

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The Draft Minutes of the Glen Ellyn Plan Commission, dated March 28, 2019, Exhibit "A" attached hereto, and the findings set forth therein, are hereby adopted as the findings of the President and Board of Trustees.

Section Two: Based upon the recommendation of the Plan Commission, as adopted herein, and the findings and conclusions set forth in the preambles above, the Final Planned Unit Development Plans are approved to allow the construction of the Apex 400 mixed-use development to be located at the northwest corner of Main Street and Hillside Avenue on land legally described hereinabove.

Section Three: This approval of the Final Planned Unit Development Plans for the Apex 400 mixed-use development is subject to the following conditions:

- A. Construction of the subject development shall be in substantial conformance with the testimony presented at the January 7, 2019 public hearing and March 28, 2019 public meeting before the Plan Commission and with the Petitioner's application packet for Final PUD Approval signed and stamped received March 28, 2019, including all of the plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto:
 - 1. Application for Approval of a Final PUD Plan dated, July 17, 2018
 - 2. ALTA/NSPS Land Title Survey for 400 N. Main Street, dated May 31, 2018 (2 pages)
 - 3. ALTA/NSPS Land Title Survey for 424 N. Main Street, dated June 26, 2018 (2 pages)

4. Topographic Survey of Existing Conditions, dated June 19, 2018
5. PDR-0 On/Off-Street Parking Demolition Plan, dated November 19, 2018
6. PDR-1 Site Plan, Option A, dated March 18, 2019, attached hereto as Exhibit "B"
7. PDR-1 Site Plan, Option B, dated March 18, 2019, attached hereto as Exhibit "C"
8. PDR-2 First Floor Plan, Option A, dated March 18, 2019, attached hereto as Exhibit "D"
9. PDR-3 Second Floor Plan, Option A, February 8, 2019, attached hereto as Exhibit "E"
10. PDR-4, Third Floor Plan, dated November 19, 2018, attached hereto as Exhibit "F"
11. PDR-5, Fourth Floor Plan, dated February 8, 2019, attached hereto as Exhibit "G"
12. PDR-6, Fifth Floor Plan, dated February 8, 2019, attached hereto as Exhibit "H"
13. PDR-8 through PDR-10, Exterior Elevations, dated March 18, 2019, attached hereto as Group Exhibit "I"
14. PDR-11, Exterior Signage, dated February 8, 2019, attached hereto as Exhibit "J"
15. PDR 19-21, Renderings, dated February 8, 2019, attached hereto as Group Exhibit "K"
16. Photometric Plan, dated November 19, 2018, attached hereto as Exhibit "L"
17. UMV-30021 Marvik 3 Surface Downlight, Light Fixture Cut Sheets (2 pages)
18. UJE-80051 Jet 41 Cylindrical Ceiling Downlight, Light Fixture Cut Sheets (2 pages)
19. L1-L2, Landscape Plans, dated March 18, 2019, Group Exhibit "M"
20. Utility Plan, dated June 19, 2018, Exhibit "N"
21. Grading Plan, dated June 19, 2018, Exhibit "O"
22. Right-of-Way Cross Section Exhibit, dated June 19, 2018
23. Turning Exhibits (no dates) for a Rear-Load Garbage Truck, SU-30 Truck and WB-40 Truck (3 pages)

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Community Development Department.

- B. That should the Petitioner be able to acquire three feet of the alley located north of Lot 5, that PUD Alternate Plan B, attached hereto as Exhibit "C", shall be substituted for the approved Plan A, and that such substitution shall not require further Village Board approval.
- C. That the final streetscape and public improvements for the project will match the streetscape design selected by the Village Board in 2019 and the Petitioner shall be responsible to install the public streetscape improvements in that design including the selection and placement of the bike racks initially proposed on Hillside Avenue.
- D. That the Petitioner install a sign at the access points from the development onto Hillside Avenue indicating "No right Turn Monday through Friday from 7:45 to 8:30 am". The location and exact wording of the signage is subject to the approval of Village Staff.
- E. That the Petitioner install a sign at the access point from the development onto Glenwood Avenue indicating "No Left Turn Monday through Friday from 7:45 - 8:30 am". The location and exact wording of the signage is subject to the approval of Village Staff.
- F. That the Petitioner converts the traffic flow on Hillside Avenue between Main Street and Glenwood Avenue from one-way to two-way travel including any necessary signage, pavement markings, and geometric changes to the roadway as directed by the Village Engineer.

- G. That the Village pursue the installation of a stop sign for west bound traffic at the Hillside Avenue/Glenwood Avenue intersection, subject to conformance with engineering standards, manuals, and traffic warrants as determined by the Village Engineer and Police Chief.
- H. Prior to issuance of a building permit, the Petitioner shall pay the Village \$169,219.00 to be dispersed to Village taxing bodies in the following amounts:
1. Glen Ellyn Park District - \$50,000.00
 2. School District 41 - \$21,947.00
 3. School District 87 - \$7,272.00
 4. Fire Company - \$45,000.00
 5. Glen Ellyn Library - \$45,000.00
- I. That if any roof top units are visible from adjacent streets after the development is constructed, the Petitioner will screen the units from public view.
- J. The Apex 400 mixed-use development shall be constructed, operated, and maintained in compliance with the Redevelopment Agreement between the Village of Glen Ellyn and GSP Development, LLC, approved by Ordinance No. 6671.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the Subject Property, consistent with the Special Use Permit and the Final Planned Unit Development Plans approved herein, provided that all conditions set forth hereinabove have been met and all other applicable laws and ordinances are complied with. The grant of a Special Use Permit for a Planned Unit Development shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless building permits to begin construction are applied for within said twenty-four (24) month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction and completion shall take place. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section Six: The privileges, obligations, and provisions of this Ordinance shall be binding on the

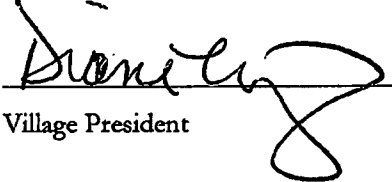
Petitioner and on any and all of the Petitioner's successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the Subject Property. Failure of the Petitioner, its successors or assigns, or any successor legal beneficial owner of all or any portion of the Subject Property to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject noncompliant party to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code, in addition to all other penalties authorized by law or in equity.

Section Seven: The Village Clerk is hereby authorized and directed to record this Ordinance against the Subject Property with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 8 day of April 2019.

Ayes	☒	Diane McGinley	☒	Pete Ladesic		Mark Senak
	☒	Craig Pryde	☒	Bill Enright		Gary Fasules
	☒	John Kenwood				
Nayes		Diane McGinley		Pete Ladesic	☒	Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		John Kenwood				
Absent		Diane McGinley		Pete Ladesic		Mark Senak
		Craig Pryde		Bill Enright	☒	Gary Fasules
		John Kenwood				

Approved by the Village President of the Village of Glen Ellyn, Illinois this 8 day of April 2019.


Village President

Attest:


Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 9 day of April, 2019.)

Exhibit "A"

DRAFT MINUTES REGULAR PLAN COMMISSION MEETING MARCH 28, 2019

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Lloyd Berry, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann and Mohammed Saeed were present. Plan Commissioners Angela Fanella and Jamie Vondruska were excused. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis, Attorney Julie Tappendorf, Assistant Village Manager Bill Holmer, Police Chief Phil Norton, Planning Intern Evan Clements, Planning Intern Laura Kenney, Trustee Liaison Craig Pryde and Recording Secretary Debbie Solomon.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of Draft Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to approve the minutes of the March 14, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Chairperson Loch stated the public hearing for the Walgreen's sign variation that was on tonight's agenda will be rescheduled to another date.

Public Meeting – 400 & 418-424 N. Main Street

On the agenda was a public hearing regarding to consider the approval of the Final Planned Unit Development (PUD) for the Apex 400 Project to be located at 400 & 418-424 N. Main Street.

Chairperson Loch explained the Plan Commission's role and the process for tonight's public meeting. Chairperson Loch stated the Plan Commission is to access the conformity of the Apex 400 project to what the Village Board approved in January.

Attorney Tappendorf explained the difference of a public meeting versus public hearing and the role of the Plan Commission in a Final PUD process. Attorney Tappendorf stated a public

hearing was held regarding this project in January 2019, and tonight, the Plan Commission will review the final plans that were prepared based on the conditions the Village Board put in the ordinance to ensure the plans are consistent with what was approved by the Village Board in January. Attorney Tappendorf stated per the Open Meetings Act, there will be a Public Comment portion during this public meeting.

PUBLIC MEETING – 400 & 418-424 N. MAIN STREET – APEX 400 – FINAL PLANNED UNIT DEVELOPMENT

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT FOR THE APEX 400 PROJECT TO BE LOCATED AT 400 & 418-424 N. MAIN STREET.

Staff Introduction

Village Planner Purvis stated the petitioners are Larry Debb and John Kosich of GSP Development and 400 Main LLC, owners of the former Giesche Shoe property at 400 N. Main Street. Village Planner Purvis stated GSP Development is requesting Final Planned Unit Development approval for the Village-owned Main Street parking lot (418 - 424 N. Main Street) and the former Giesche Shoe property (400 N. Main Street) with a new mixed use building featuring 107 luxury apartment units, 8,844 square feet of first floor commercial space and two floors of parking. Village Planner Purvis stated in order to proceed with the project as proposed, the petitioners will need approval of a Final Planned Unit Development plan in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.

Village Planner Purvis showed an overview map of the subject properties and stated a review of a Final PUD plan typically include consideration of the following:

1. Any aspects of the project that have changed since preliminary approval was granted;
2. Whether the Final PUD plan substantially conforms to the preliminary PUD approval;
3. Compliance with the conditions set forth in the Ordinance granting Preliminary PUD approval.

Village Planner Purvis stated there have been 4 previous meetings regarding this proposed development including the May 10, 2018, pre-application meeting at the Plan Commission, the January 7, 2019, public hearing at the Plan Commission, the January 22, 2019, Village Board

Workshop where the conditions of approval, financial incentives and the Redevelopment Agreement were discussed and the January 28, 2019, Village Board Meeting where the Village Board considered the Preliminary PUD plans, Exterior Appearance and the Redevelopment Agreement for the proposed development. Village Planner Purvis stated at the January 28th meeting, the Village Board adopted Ordinance No. 6671 to approve the Redevelopment Agreement between the Village and GSP Development by a vote of 5 "yes" and 2 "no" votes. Village Planner Purvis stated the Village Board also approved Ordinance No. 6672 granting approval of the zoning entitlements for the project, including the Preliminary Planned Unit Development with Zoning Deviations and the Exterior Appearance by a vote of 4 "yes" to 2 "no" with 1 "abstention."

Village Planner Purvis stated that the Preliminary PUD Plans have been revised to reflect the changes requested by both the Plan Commission and the Village Board. Village Planner stated that the Plan Commissioners received the Final PUD Plans as part of the Plan Commission packet prior to the meeting. Village Planner Purvis showed a rendering of the proposed building and reviewed the changes to the plans since the public hearing at the January 7, 2019, Plan Commission Meeting. Village Planner Purvis stated the northeast and southeast corners on the top of the building were removed to change the perceived height of the structure. Village Planner Purvis stated with the removal of these corners, the northeast corner is 54 feet from the pavement, and the southeast corner is 47 feet from the pavement. Village Planner Purvis stated that the tallest part of the building was reduced to 61 feet from the previously requested height of 65 feet with the majority of the building still at 58 feet. Planner Purvis stated that while the unit mix has changed and the total leasable square footage has been reduced, the number of units proposed is still 107.

Village Planner Purvis stated the Village Board's approval of the zoning entitlements for the project was made subject to various conditions and that all conditions that could be satisfied at this point have been.

Village Planner Purvis put up a rendering of the revised landscape plan submitted as part of the Final PUD Plans and stated that the landscape plan has been revised to show all trees with a minimum diameter of four inches.

Village Planner Purvis displayed the development site plan and stated that the bike racks between the two garage entrances on Hillside Avenue have been removed from the site plan. She stated, the location and style of bike rack will be selected along with other streetscape elements for the project to match the Village's plans for the downtown streetscape project.

Village Planner Purvis showed the second floor plan and stated that the second floor plan has been revised to show all parking spaces numbered and assigned by unit.

Village Planner Purvis showed the west elevation of the building and stated that the elevations for the west side of the building have been revised to show precast concrete panels with integrated thin brick.

Village Planner Purvis stated that all elevations, renderings and floor plans for the project have been revised to reflect the changes discussed at the Village Board meeting on January 28, 2019. She showed images of the elevations, renderings and floor plans and stated that the following changes have been made: removal of one apartment unit on both the northeast and southeast corners of the building, the awning at the corner of Hillside Avenue and Main Street has been further extended north, the limestone treatment on the front of the building has been carried from the first to the second floor, face brick color 1 has been added around the residence parking garage entrance on Hillside Avenue, and thin brick has been added to the precast on the west elevation.

Planner Purvis stated that any remaining conditions of the Preliminary PUD approval that have not yet been satisfied will be incorporated into the Final PUD Ordinance.

Village Planner Purvis stated that the Final PUD Plans have been modified in accordance with the conditions of approval and as requested by the Plan Commission and Village Board. She stated that the only additional change to the plans was a note on the Site Plan indicating that the driveway apron from the Glenwood portion of the parking garage would be widened to allow adequate space for trucks to complete turning movements from the garage.

Village Planner Purvis stated the Plan Commission should review the plans and application submitted for the Final Planned Unit Development of the site and determine whether the plans are in substantial conformance with those that were approved by the Village Board as part of the Preliminary PUD application. Village Planner Purvis stated if the plans are in substantial conformance, it would be appropriate for the Plan Commission to recommend that the Village Board approve the Final PUD.

Questions from the Plan Commission

None

Petitioner's Presentation

Mr. Debb stated Village Planner Purvis did a great job presenting the final plans, and they have nothing more to add to this.

Persons in Favor of or in Opposition to the Request

Mary Beth Nelms, who resides at 1N144 Stacy Court, thanked the Plan Commission for the recommended denial of a gas station at Five Corners. Ms. Nelms stated she has a lot of concerns about the project, including the Village being allowed to grant a variance as the Village owns the parking lot. Ms. Nelms stated the parking stalls will not be wide enough. Ms. Nelms stated this project is way too big on Main Start at the beginning of a historic village. Ms. Nelms asked how the grade differential for the egress onto Glenwood Avenue would be remediated. Ms. Nelms stated she thinks all this construction at once will be convoluted. Ms. Nelms stated there will be no parking due to the staging for construction. Ms. Nelms stated the Streetscape Project sounds great, but she is concerned this could be in the way too. Ms. Nelms stated the Plan Commission should postpone this vote to think on this.

Claudia Schaefer, who resides at 410 Melrose Avenue, #302, stated she has been at all four meetings regarding this project, and at least 100 citizens with cogent reasons for not building this have been at these meetings. Ms. Schaefer stated the majority seem against this project, and even two Trustees have spoken on behalf of the people. Ms. Schaefer stated you can tweak a sow's ear into a silk purse, but no tweaking is going to fix this. Ms. Schaefer stated a Trustee even spoke against this housing being needed. Ms. Schaefer stated there was no referendum on this, and a clear majority of residents are against this project. Ms. Schaefer stated the residents want the Zoning Code enforced. Ms. Schaefer asked when the voice of the people who live in the town will matter more than the developer who will build and move on and when the Village will stand with the people.

Ken Kloss, who resides at 350 Ridgewood Avenue, stated the retail space and parking do influence the height of the building. Mr. Kloss stated he suggests doing a land transfer with St. Petronille's as there would then be 65 feet available. Mr. Kloss stated the design of the parking should be separate from the design of the apartments. Mr. Kloss stated 4-foot wide corridors and one elevator is not considered luxury.

Ray Campbell, who resides at 460 Raintree Court, #3K, thanked the Village Board and Plan Commission for their service to the community. Mr. Campbell stated people are speaking out, and the people do not want Glen Ellyn to be like downtown Naperville. Mr. Campbell stated a tall building will dwarf everything in the downtown, and the other tall buildings are north of the railroad tracks. Mr. Campbell stated this building is not appropriate, and he suggests the Plan Commission table the vote so the newly-seated Village Board can work on this. Mr. Campbell stated this is not right for downtown Glen Ellyn. Mr. Campbell stated he is all for responsible development, but they need to stop this now.

Karyn Campbell, who resides at 460 Raintree Court, #3K, stated she respects those who make the decisions for Glen Ellyn, but this project is not right for this property. Ms. Campbell stated this building will be over 10 feet higher than the tallest building now, and this is not a good thing. Ms. Campbell stated young people will not be able to afford these apartments. Ms. Campbell stated this vote should be tabled, and the new Village Board should make the decision on this as the new Board is the one who will have to implement it.

Karyn Phillipson, who resides at 717 Hill Avenue, stated she likes Glen Ellyn for its historic character and the look of the town. Ms. Phillipson stated this building is too tall and too modern-looking for Glen Ellyn. Ms. Phillipson stated this building on the edge of town might be appropriate, but people are unhappy about this. Ms. Phillipson stated this building will change the way Glen Ellyn looks and feels.

Julie Spiller, who owns Gather and Collect at 473 N. Main Street, stated her main concern is around parking. Ms. Spiller stated the parking in St. Petronille's lot will be lost along with additional parking spots lost due to the streetscape plan. Ms. Spiller stated nobody seems to be talking about the parking that will be lost or the potential parking garage behind the Civic Center. Ms. Spiller stated new businesses are coming, but she does not know where they will park. Ms. Spiller stated they need to listen to the shop owners as many are afraid to speak.

Eleanor Saliamonas, who resides at 626 Newton, showed an overview rendering of what Apex 400 might look like in the downtown and stated the picture says it all.

Billy Joe Mills, who resides at 611 Maiden Lane, stated they moved here a few months ago because it is a beautiful town. Mr. Mills stated he thinks Glen Ellyn can do better than this and can come up ideas better than this. Mr. Mills stated he proposed a park being built there instead which can be used as a gathering place or to have events at. Mr. Mills asked why the chorus of voices does not mean something. Mr. Mills stated the tallest building in a town represents the town, but he does not think this is what Glen Ellyn treasures. Mr. Mills stated Save Main could be organized enough to do a lawsuit.

John Wolaver, who resides at 716 Forest Avenue, stated he grew up in a nice home town, but that home town has totally changed with many tall buildings that are not right. Mr. Wolaver asked the Village to not do this.

Kathy Cornell, who resides at 678 Forest Avenue, thanked the Plan Commission for their service. Ms. Cornell stated approximately 150 people will reside in this building, but she does not see that much additional traffic for the restaurants and retail shops. Ms. Cornell stated she does not like the size of the building, but she might like it if it was not in this particular spot. Ms. Cornell stated she is not sure what can be done at this point, but she would like the Plan

Commission to reconsider the footprint and height of the building. Ms. Cornell stated she appreciates that the developer has made concessions, but the Plan Commission should hold.

Andrea Nierhoff, who resides at 568 Crescent, stated she has owned Sheer Pandemonium Salon in Glen Ellyn for 18 years. Ms. Nierhoff stated she is with building a bigger and better Glen Ellyn, but the parking is a huge problem. Ms. Nierhoff stated she is super concerned about how they will do all this development. Ms. Nierhoff stated she is north of the railroad tracks so she is not directly affected by this, but she is nervous for her business friends. Ms. Nierhoff asked where they would put temporary parking. Ms. Nierhoff asked what the businesses will be in the retail spaces.

Declan McCarthy, who resides in Glen Ellyn, stated he is a resident, business owner and property owner in Glen Ellyn. Mr. McCarthy stated he has no personal issues, but he has seen inconsistencies with this. Mr. McCarthy stated Glen Ellyn has a convenience parking problem, but not a number of spaces problem. Mr. McCarthy stated there is no requirements for parking in C5A, but feels this should be looked at as C5B has minimum requirements for parking. Mr. McCarthy asked about the Special Use Permit.

Kelli Christiansen, who resides at 445 Turner Avenue, read a page from the Plan Commission brochure found on the Plan Commission page on the Village's website. Ms. Christiansen stated nowhere in the Code does it say that the Plan Commission can recommend based on economic decisions and referenced the January 7, 2019, Plan Commission meeting minutes where a Plan Commissioner referenced something financial which should be out of their purview.

Comments from the Plan Commission

Commissioner Rodemann stated he understands the role of the Plan Commission tonight is to access what has been presented. Commissioner Rodemann stated the developer has taken positive movement on the exterior of the building, and the building has less impact due to the reduced corners and other subtle changes. Commissioner Rodemann stated he is not seeing anything going in the opposite direction, and the project has been improved. Commissioner Rodemann stated he wants to see a quality building for the Village, and he does support this.

Commissioner Mulherin stated the plans as reviewed do comply with the conditions set forth in the ordinance, and he does support this.

Commissioner Heming-Littwin stated she does agree with the other Plan Commissioners and does support this.

Commissioner Hartweg stated he agrees with the other Plan Commissioners' comments. Commissioner Hartweg stated he appreciates the public speaking tonight as they Plan Commission and the developer heard things. Commissioner Hartweg stated the Village needs to plan to get used to the building. Commissioner Hartweg stated he does support this.

Commissioner Saeed stated the Plan Commission did make suggestions the first time they saw this plan, and the developer listened to this. Commissioner Saeed stated this is a good fit in Glen Ellyn and will be a good addition. Commissioner Saeed stated he does support this.

Chairperson Loch thanked the public who spoke about this project as the comments are heard. Chairperson Loch stated the staff will continue to communicate with the public regarding what the constructions plans are, how the parking will work and the Civic Center parking garage construction. Chairperson Loch stated the Plan Commission's job this evening is to assess the plans to ensure they conform to the preliminary plans. Chairperson Loch stated there are improvements in the plans to the northeast and southeast towers and the cornices as well as brick added to the west and south sides of the building. Chairperson Loch stated she does support this.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg to recommend approval of a Final Planned Unit Development for the Apex 400 Project to be located at 400 & 418-424 N. Main Street.

Having considered the application of GSP Development for approval of a Final Planned Unit Development for the Apex 400 project proposed on the property located at 400 & 418-424 N. Main Street, the Plan Commission hereby finds that:

1. The findings of fact for granting the approval of the Preliminary Planned Unit Development adopted by Ordinance 6672 have not changed; and
2. The proposed plans are in substantial conformance with the plans approved by Ordinance 6672; and
3. The conditions in Ordinance 6672, which were to be resolved prior to action on the final plans, have been addressed;

The Plan Commission therefore makes a recommendation to the Village Board that the Final Planned Unit Development plans for the Apex 400 project be approved.

The motion carried with seven (7) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Berry, Mulherin, Rodemann and Saeed and Chairperson Loch voted "yes."

Chairperson Loch stated the Plan Commission is a recommending body so this will go before the Village Board for approval at the April 8th Village Board Meeting.

Trustee's Report

Trustee Pryde stated the Village Board has been doing meetings and workshops on the Civic Center parking garage, looking at the planned development and elevations so the Village Board can establish a Guaranteed Maximum Price (GMP). Chairperson Loch asked about the timeframe on the parking garage. Trustee Pryde stated they will coordinate the timing of the construction projects as the Village Board is cognizant of the Apex 400 construction and the Streetscape Project. Trustee Pryde stated the Village will not do all the projects at once, and the Village Board and staff will come up with a timeline to ensure the parking situation is figured out as well.

Commissioner Berry asked about the construction timing for the parking garage. Trustee Pryde stated it should be approximately 8 to 10 months. Trustee Pryde stated the Village is still in negotiations with the Methodist Church as well which can be planned in. Commissioner Mulherin stated his office is in Wheaton, and Wheaton's streetscape project was not good. Commissioner Mulherin stated his concern is over good communication as it was very unfair to the merchants in Wheaton. Trustee Pryde stated the Village Board and staff and cognizant of this and will do all the projects in phases.

Chairperson's Report

Chairperson Loch thanked Assistant Village Manager Holmer, Police Chief North and Attorney Tappendorf for being at tonight's meeting.

Staff Report

Village Planner Purvis thanked the Plan Commission for being flexible and agreeing to a meeting on Thursday, April 18th. Village Planner Purvis stated there are three projects possibly on this agenda. Village Planner Purvis stated the sign variation request for Walgreen's will be moved to a meeting in May. Village Planner Purvis welcomed Planning Intern Laura Kenney. Village Planner Purvis stated Planning Intern Clements will be leaving at the end of April once he finishes his degree to move back out east, where he is from.

Commissioner Mulherin asked about the possible jurisdiction issues which were brought up during public comment. Attorney Tappendorf stated this is based on the LaSalle Factors. Attorney Tappendorf stated it is not inappropriate for a Plan Commission to look at the financial aspect of a development to consider zoning as a Plan Commission needs to ensure a benefit to the Village with a proposed development.

Other Business

None

Adjournment

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to adjourn the meeting at 8:17 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

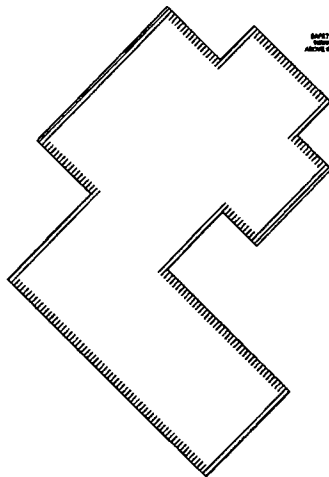
Reviewed by Planner Purvis

Exhibit "B"

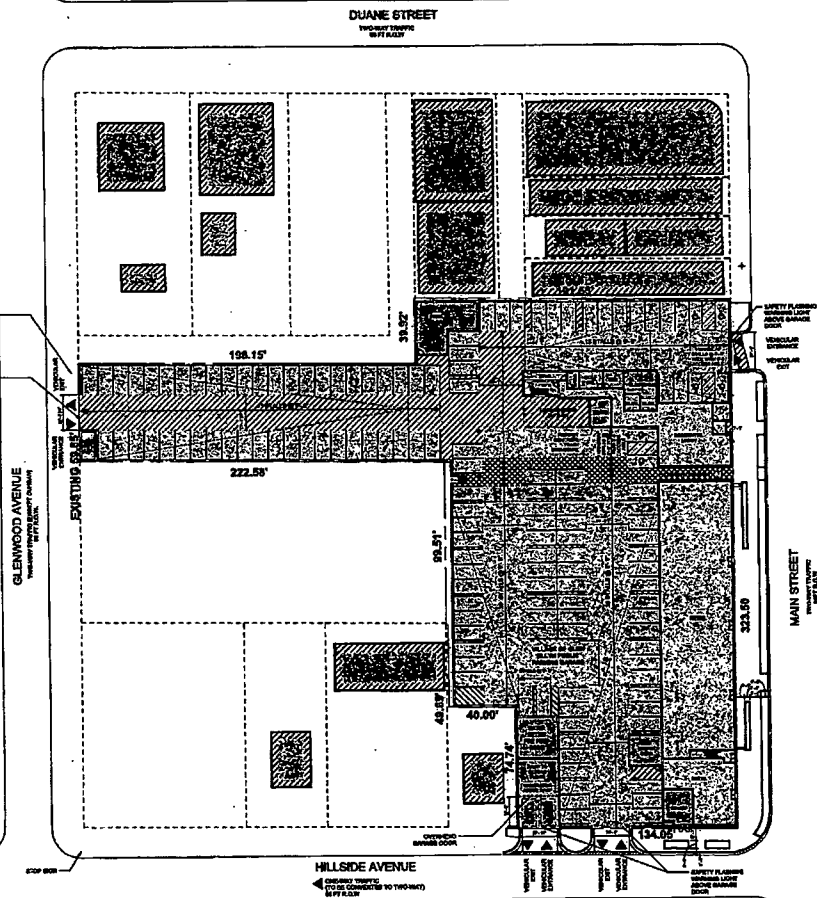
BUILDING SUMMARY

[illegible]

PAID SUMMARY		
	PROPOSED	CURRENTLY EXISTING
VEHICLE/PUBLIC	SEE TOTAL SEE DRAWINGS FOR SPECIFIC STALL DIMENSIONS	SEE TOTAL
WALK PLAC/RESIDENTIAL	SEE TOTAL SEE DRAWINGS FOR SPECIFIC STALL DIMENSIONS	SEE TOTAL



① SITE PLAN



18024
APEX 400
100 Main Street
Durham
Debb Kosich
Management
1111 East Valley, Suite 150
Durham, N.C. 27708
MESSNER GROUP
One E. Higgins Rd.
Durham, N.C. 27705

[illegible]**SITE PLAN
OPTION A**

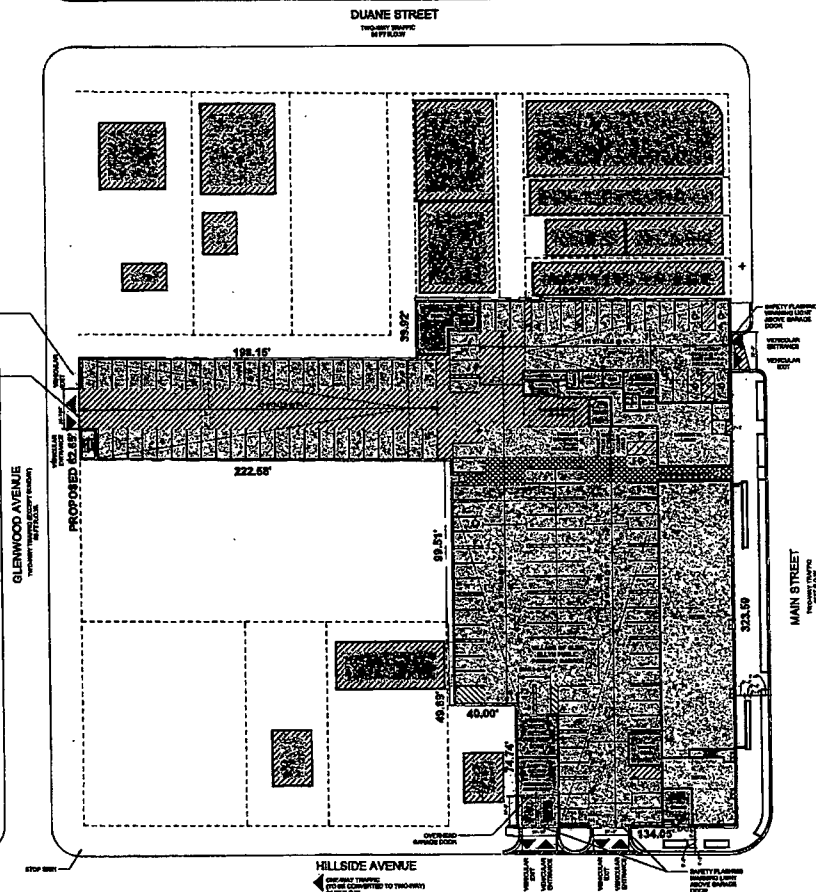
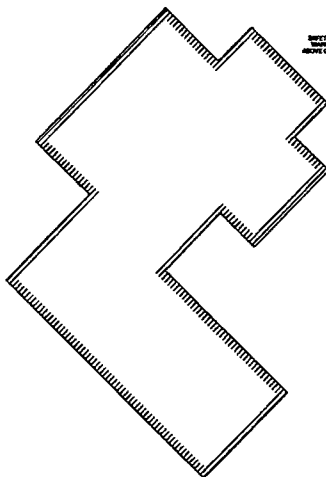
PDR-1

Exhibit "C"

BUILDING SUMMARY

[illegible]

PARKING SUMMARY		
	PURPOSE	SPECIALTY CATEGORY
1ST FLOOR/ PUBLIC	SEE PAGE, SEE DRAWINGS FOR SPECIFIC STALL DIMENSIONS	SEE TYPE
2ND FLOOR/RESIDENTIAL	SEE TYPE, SEE DRAWINGS FOR SPECIFIC STALL DIMENSIONS	SEE TYPE



1 SITE PLAN

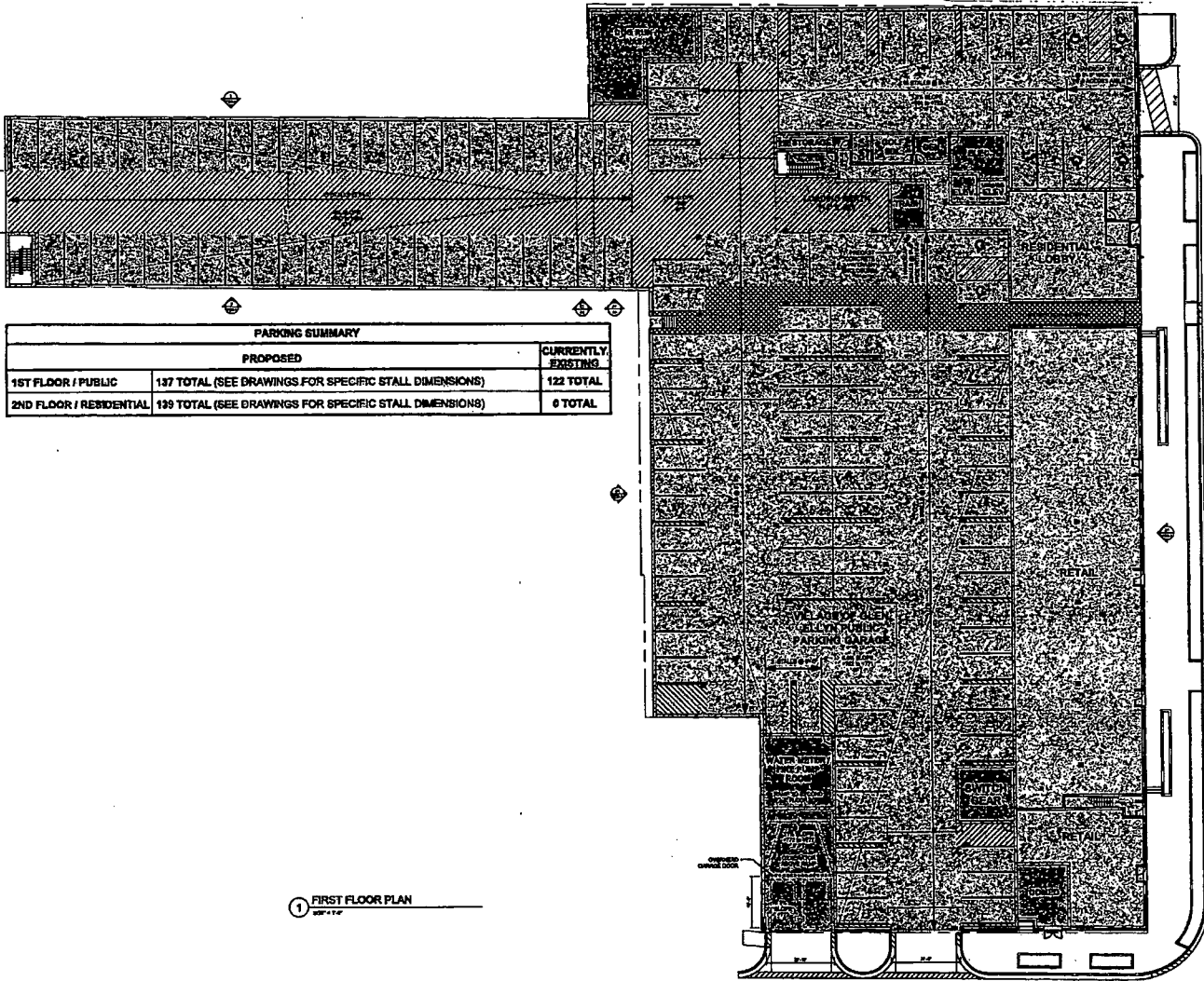
18024
APEX 400
400 Main Street
Reno
Debb Kosich
Management
1771 East Valley, Suite 205
Oak Park, N. 95815
MESSNER GROUP
1771 E Valley Rd.
Oak Park, N. 95815

Post-PH2-Start-up	50%
Post-PH2-Run-up	50%
High-Pressure-Run	100%
PH2-Start-up-Run-1	100%
PH2-Start-up-Run-2	100%
PH2-Run-1-Run-2	65/71
PH2-Run-1-Run-3	65/6
DECOMMISSION	0%

**SITE PLAN
OPTION B**

PDR-1

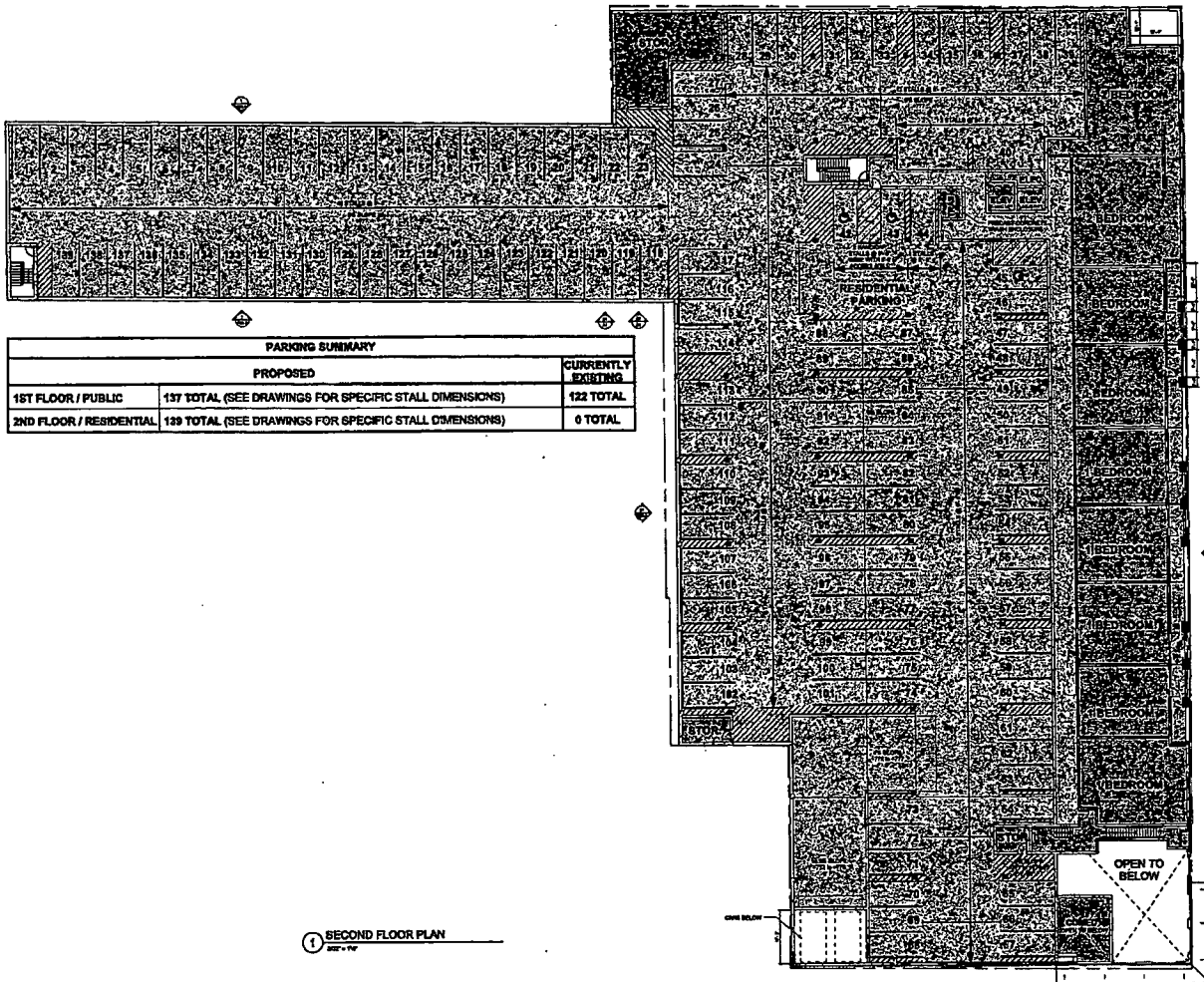
Exhibit "D"



20234
APEX 400
400 Main Street
Aurora, Colorado 80014
Architect
Kohn Pedersen Fox Associates, LLP
111 West Wacker Drive, Suite 1000
Chicago, Illinois 60601
Engineer
MESSNER GROUP
1000 North Dearborn Street, Suite 200
Chicago, Illinois 60610

20234
APEX 400
400 Main Street
Aurora, Colorado 80014
Architect
Kohn Pedersen Fox Associates, LLP
111 West Wacker Drive, Suite 1000
Chicago, Illinois 60601
Engineer
MESSNER GROUP
1000 North Dearborn Street, Suite 200
Chicago, Illinois 60610
FIRST FLOOR PLAN - OPTION
PDR-2

Exhibit "E"



1/2" = 1'-0"

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1/2" = 1'-0"

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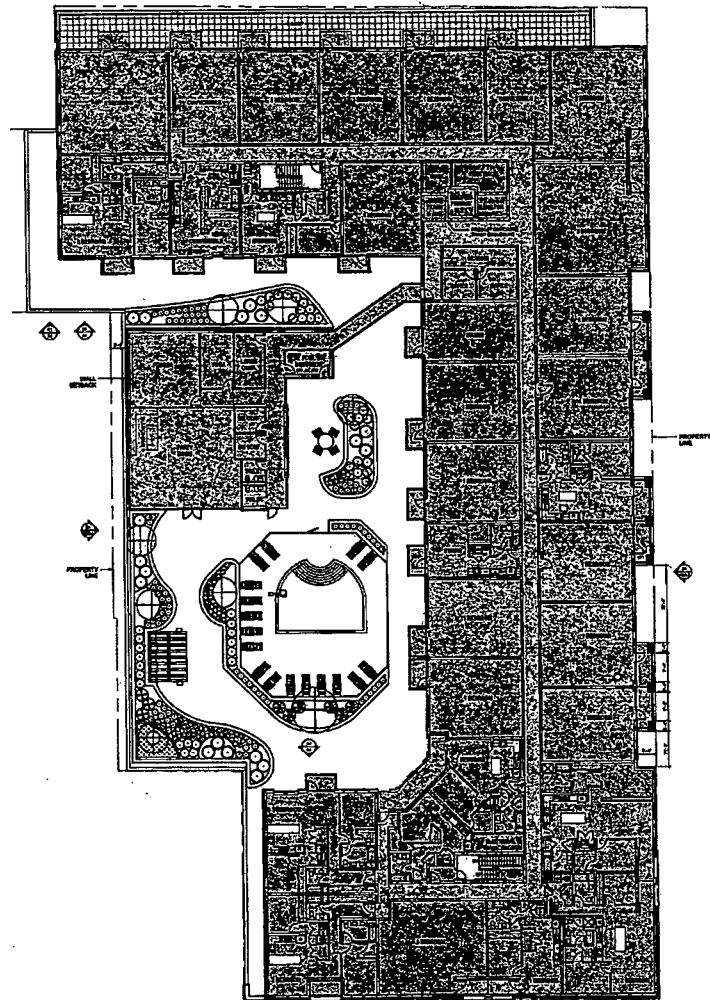
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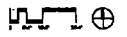
1/2" = 1'-0"

1/2" = 1'-0"

Exhibit "F"



1 THIRD FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR
PLAN

PDR-4

18024
APEX 400
Apartments
400 Main Street

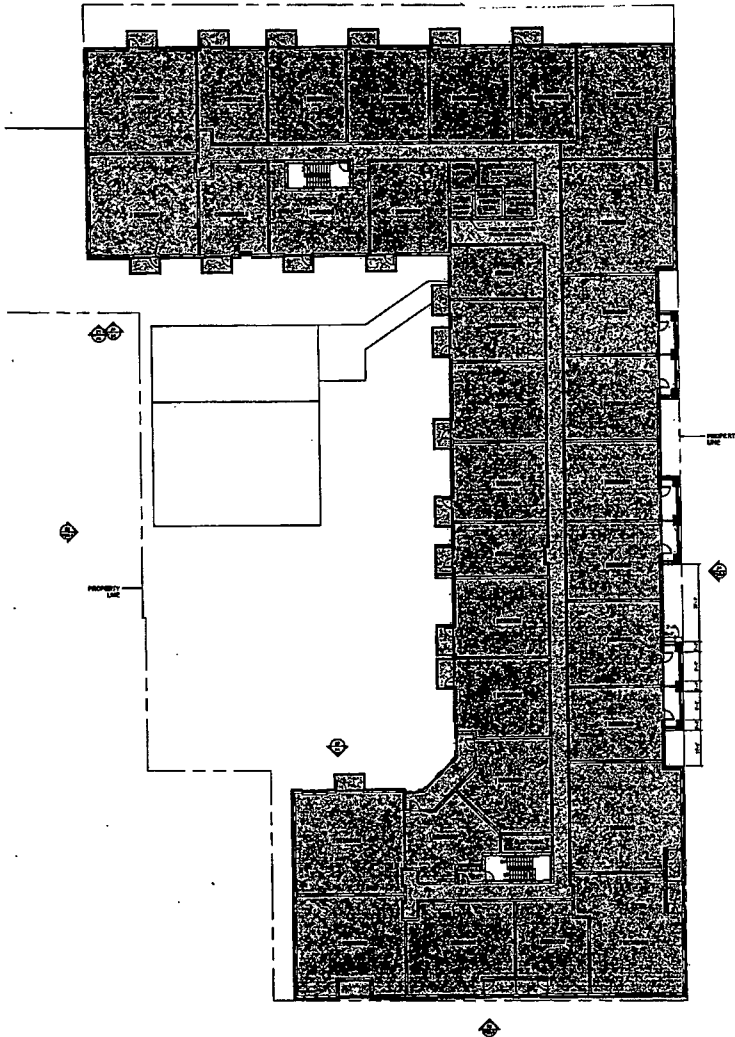
Owner:
Dale Koshik
Management
1111 Oak Ridge Road NW
Lawrence, IL 60525

DESIGNER GROUP
ONE E. Maple St.
Lawrence, IL 60525

1. 1/8" = 1'-0"
2. 1/4" = 1'-0"
3. 1/2" = 1'-0"
4. 3/4" = 1'-0"
5. 1" = 1'-0"

Exhibit "G"

① FOURTH FLOOR PLAN
10/1/00



10024
APEX 400
400 Main Street
Date: 10/1/00
Drawn: K. K. K. K.
Reviewed: K. K. K. K.
10/1/00
MISSNER GROUP
1001 Main St.
New York, N.Y. 10010

1. 10024
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FOURTH FLOOR
PLAN

PDR-5

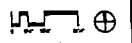
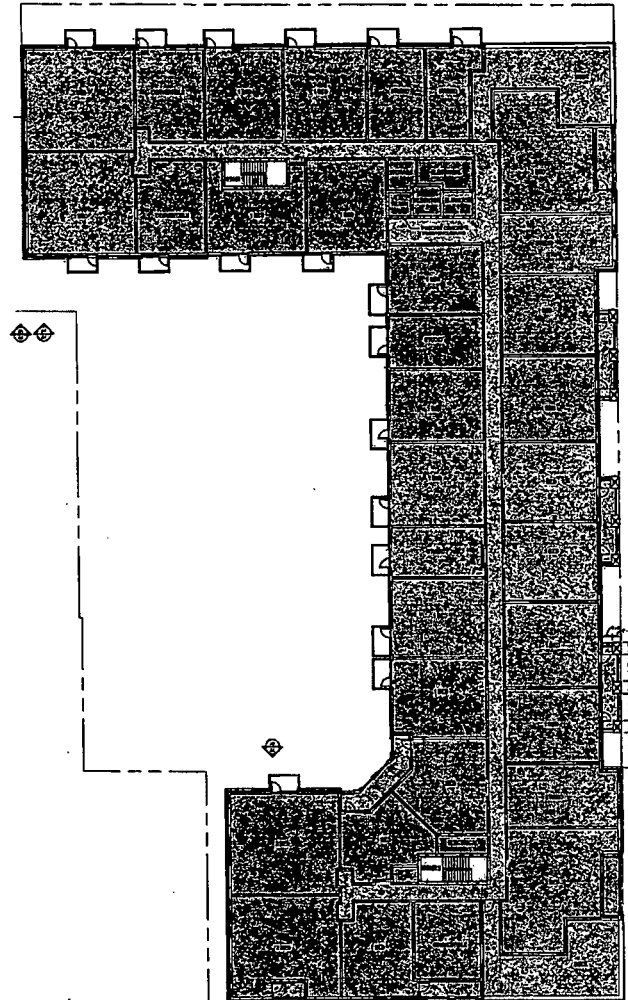


Exhibit "H"



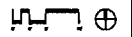
① FIFTH FLOOR PLAN
1/8" = 1'-0"

15024
APEX 400
400 Main Street
New York, N.Y. 10013
Cable Kiosk
Management
111 East 10th Street, 10th
Floor, New York, N.Y. 10003
MOSKOWITZ GROUP
111 East 10th Street, 10th
Floor, New York, N.Y. 10003

1. Floor Plan
2. Section
3. Elevation

FIFTH FLOOR
PLAN

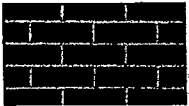
PDR-6



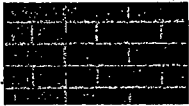
Group Exhibit "I"

MATERIAL LEGEND

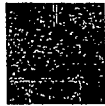
NAME OF DESIGN (BRICK, STONE, ETC.) TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE



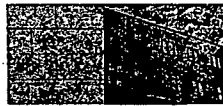
BRICK (SAMPLE 1)



BRICK (SAMPLE 2)



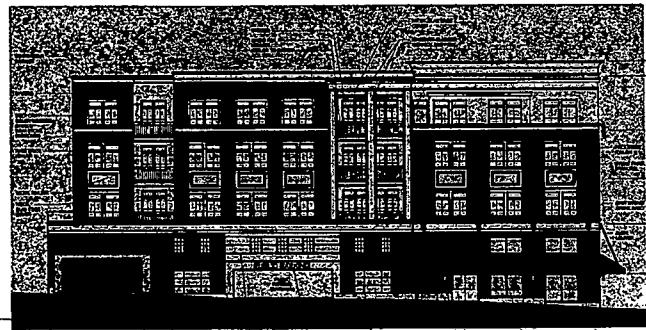
BRICK (SAMPLE 3)



BRICK (SAMPLE 4)



BRICK (SAMPLE 5)

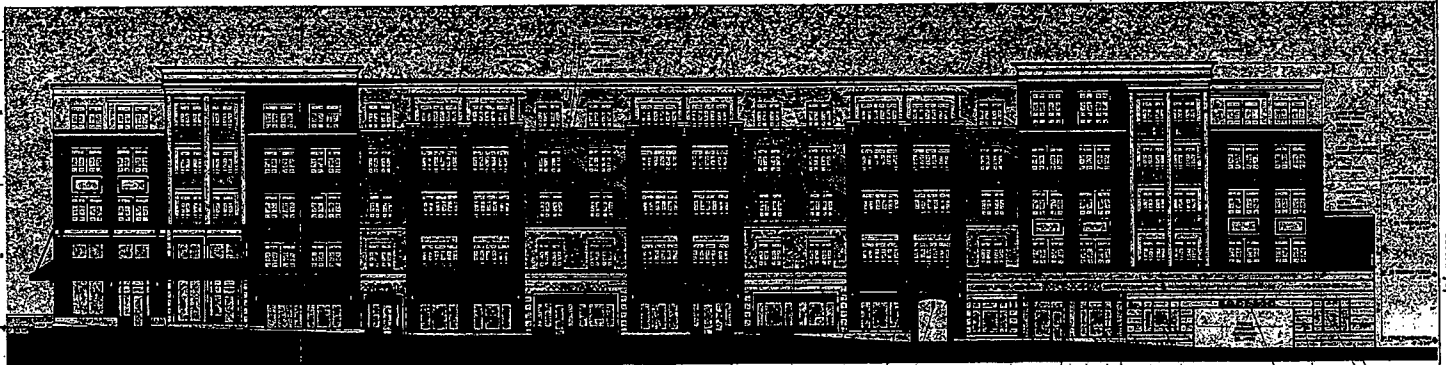


SOUTH ELEVATION

APPEX 400
Apartments
400 Main Street

Owner
Caleb Kosh
Management
200 Main Street
New York, NY 10001

DESIGNER GROUP
New York, NY 10001



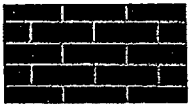
EAST ELEVATION

EXTERIOR
ELEVATIONS

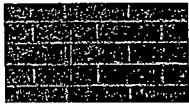
PDR-8

MATERIAL LEGEND

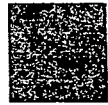
MADE OF COMMON BRICKS MATERIALS TO BE PROVIDED BY CONTRACTOR TO MATCH EXISTING



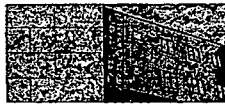
FACE BRICK (COLOR 1)



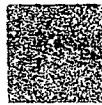
FACE BRICK (COLOR 2)



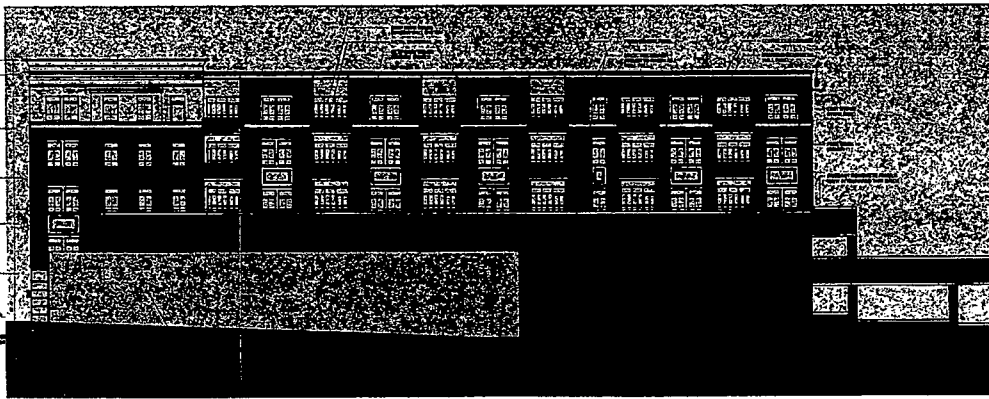
BRICK



PAINT CEMENT FINISH



STUCCO



NORTH ELEVATION



WEST ELEVATION

FitzGerald

1000 Main Street
New York, NY 10001
Tel: 212-512-1000
Fax: 212-512-1001

18004
APEX 400
Apt. 400
400 Main Street

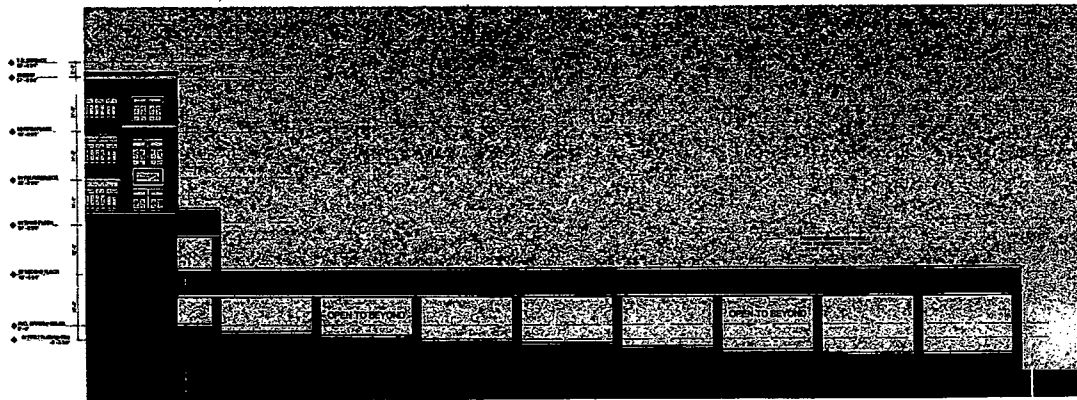
Architect
Cynthia Kozick
Management
111 Main Street, 4th Fl.
New York, NY 10001

DESIGNER GROUP
111 Main Street, 4th Fl.
New York, NY 10001

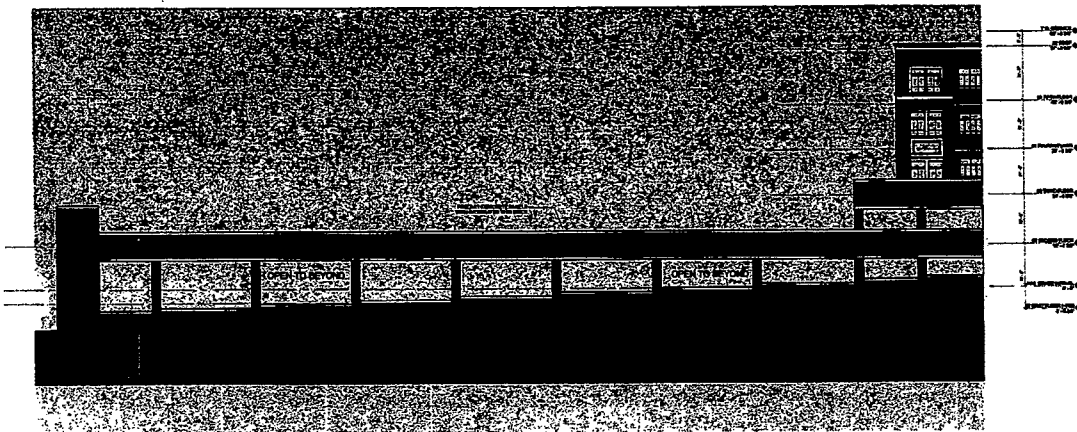
1. General Notes
2. Foundation
3. Structural
4. Mechanical
5. Electrical
6. Plumbing
7. Fire Protection
8. Other

EXTERIOR ELEVATIONS

PDR-9

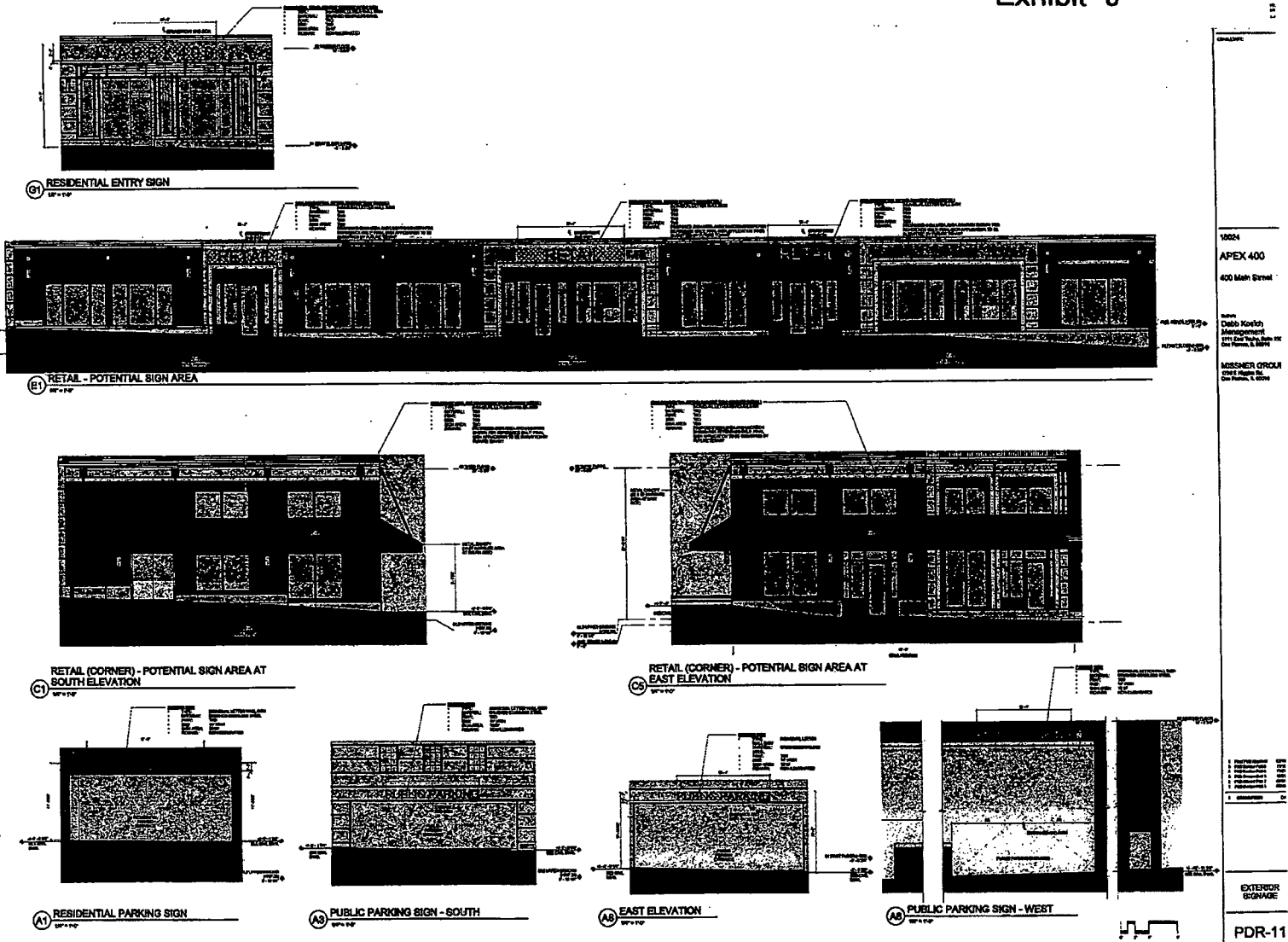


② NORTH ELEVATION - LOT 5
10' x 10'



① SOUTH ELEVATION - LOT 5
10' x 10'

Exhibit "J"



Group Exhibit "K"



PERSPECTIVE AT THE CORNER OF HILLSIDE
AVE. AND MAIN STREET

18224
APEX 400
400 Main Street

18224
APEX 400
400 Main Street

18224
APEX 400
400 Main Street

18224
APEX 400
400 Main Street

18224
APEX 400
400 Main Street

18224
APEX 400
400 Main Street

18224
APEX 400
400 Main Street



1 EYE-LEVEL PERSPECTIVE AT RESIDENTIAL
ENTRY ON MAIN STREET

FitzGerald

ARCHITECTS
1000 BROADWAY
NEW YORK, NY 10003

ARCHITECTS

14124
APEX 400

400 Main Street

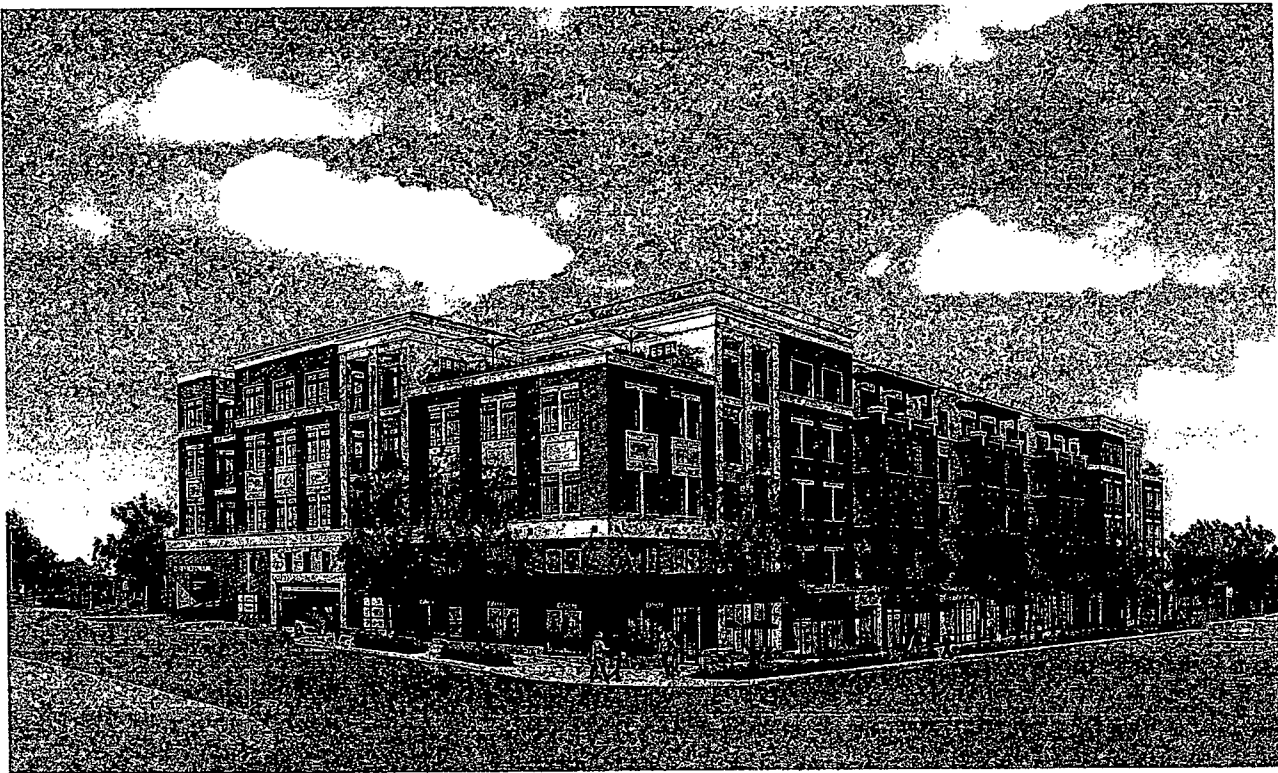
ARCHITECT
Dale Ketch
MANAGEMENT
100 BROADWAY
NEW YORK, NY 10003

MESSNER GROUP
100 BROADWAY
NEW YORK, NY 10003

1. Architectural
2. Structural
3. Mechanical
4. Electrical

RENDERINGS

PDR-20



① EYE-LEVEL PERSPECTIVE AT THE CORNER OF
 HILLSIDE AVE. AND MAIN STREET

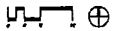


Exhibit "L"

Exhibit "L"

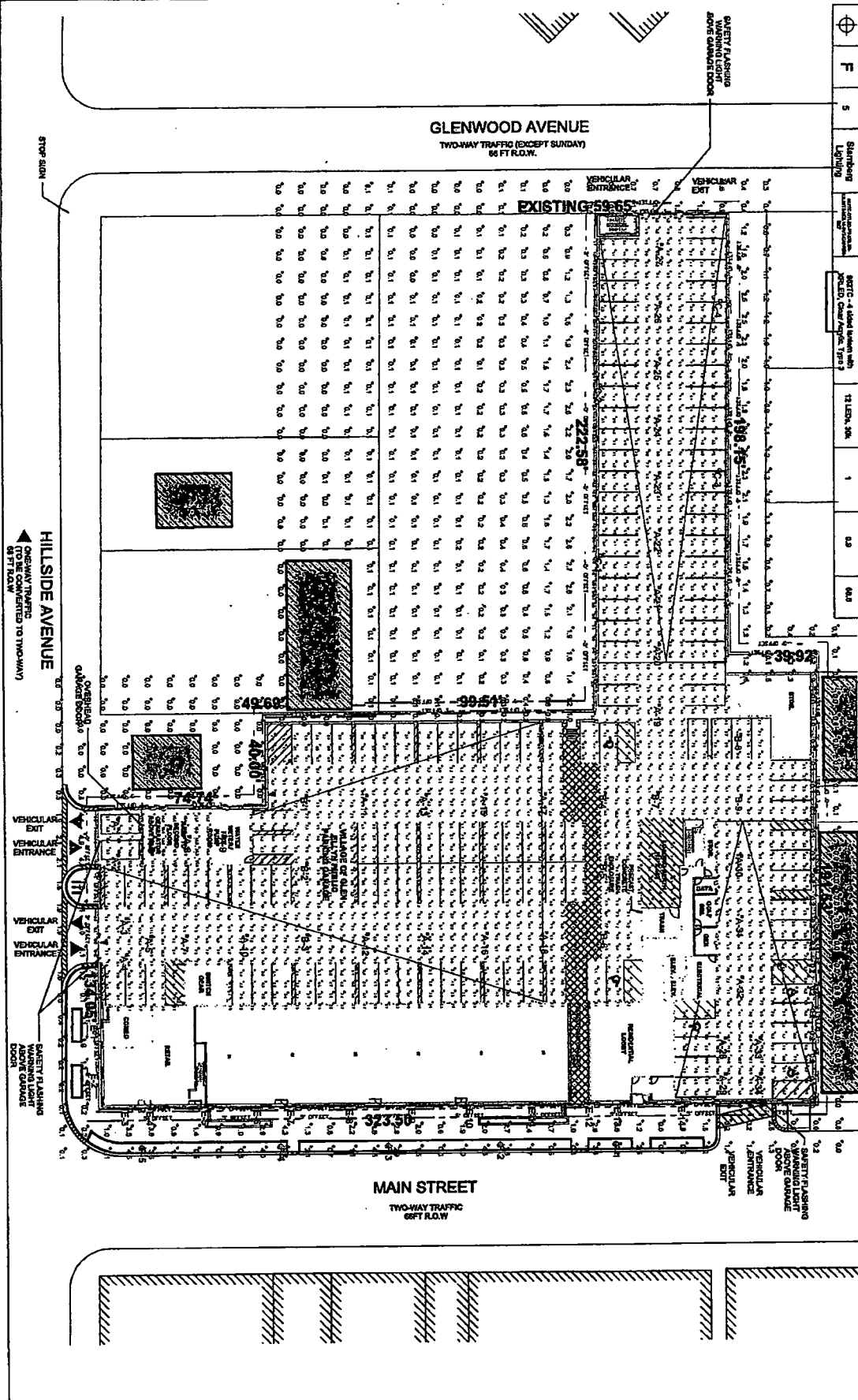
NOTE:
The maximum calculated light level at each entrance are as follows:

Northwest Entrance Threshold: 6.7 fc
Northwest Entrance Threshold: 2.8 fc
South Entrance Threshold: 6.2 fc
South Entrance Threshold: 7.3 fc
West Wall Openings: 2.8 fc



Symbol	Label	Quantity	Manufacturer	Category	Description	Lamp	Number of Lamps	Light Loss Factor	Wattage
⊗	A	34	Eco Lighting Solutions	LED	Eco Flextech 100W-II w/ Wattstopper, Product Model	LED	1	0.8	61.5
⊗	B	8	Eco Lighting Solutions	LED	Eco Flextech 100W-II w/ Wattstopper, Product Model	LED	1	0.8	61.5
⊗	C	4	Eco Lighting Solutions	LED	Eco Flextech 100W-II w/ Wattstopper, Product Model	LED	1	0.8	61.5
⊗	D	1	Eco Lighting Solutions	LED	Eco Flextech 100W-II w/ Wattstopper, Product Model	LED	1	0.8	61.5
⊗	E	14	Eco Lighting Solutions	LED	Eco Flextech 100W-II w/ Wattstopper, Product Model	LED	1	0.8	61.5
⊗	F	5	Eco Lighting Solutions	LED	Eco Flextech 100W-II w/ Wattstopper, Product Model	LED	1	0.8	61.5

Symbol	Max	Min	Average	Avg
⊗	13.4	8.3	1.51	11.6
⊗	10.7	1.6	3.41	6.4
⊗	4.9	0.0	NA	0.6
⊗	13.1	4.8	1.51	8.6
⊗	7.1	6.4	1.51	6.8
⊗	1.01	2.8	2.7	1.51
⊗	1.71	7.3	6.8	1.51
⊗	4.71	11.9	2.9	2.51
⊗	1.11	6.2	6.7	1.11
⊗	15.21	63.1	0.4	20.41
⊗				10.4



GLEN ELLYN
GLENWOOD & HILLSIDE AVE
GLEN ELLYN, ILLINOIS
GARAGE LIGHTING LAYOUT - L1
Eco Flextech 100W-II & V w/ Wattstopper
MH = 13'9"; LLF = 0.80

DESIGNER:
BRYCE HAUGH
DATE:
11/18/2018
SCALE:
1" = 20'
DRAWING
NUMBER:
1 of 1

[illegible]

3 PLANT LIST | STREETSCAPE

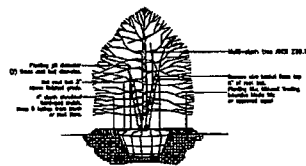
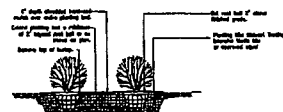


1 LANDSCAPE PLAN | STREETSCAPE

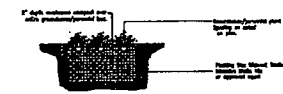
L1

[illegible]

3 PLANT LIST | AMENITY AREA

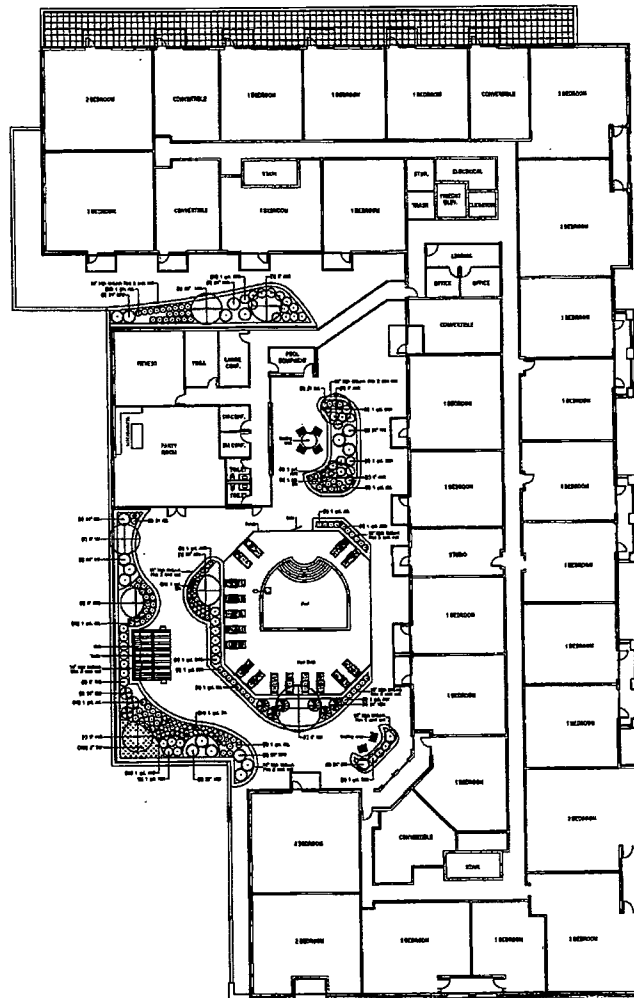
**Deciduous Ornamental Tree Planting**

Doel
Struik Planing

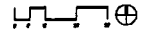


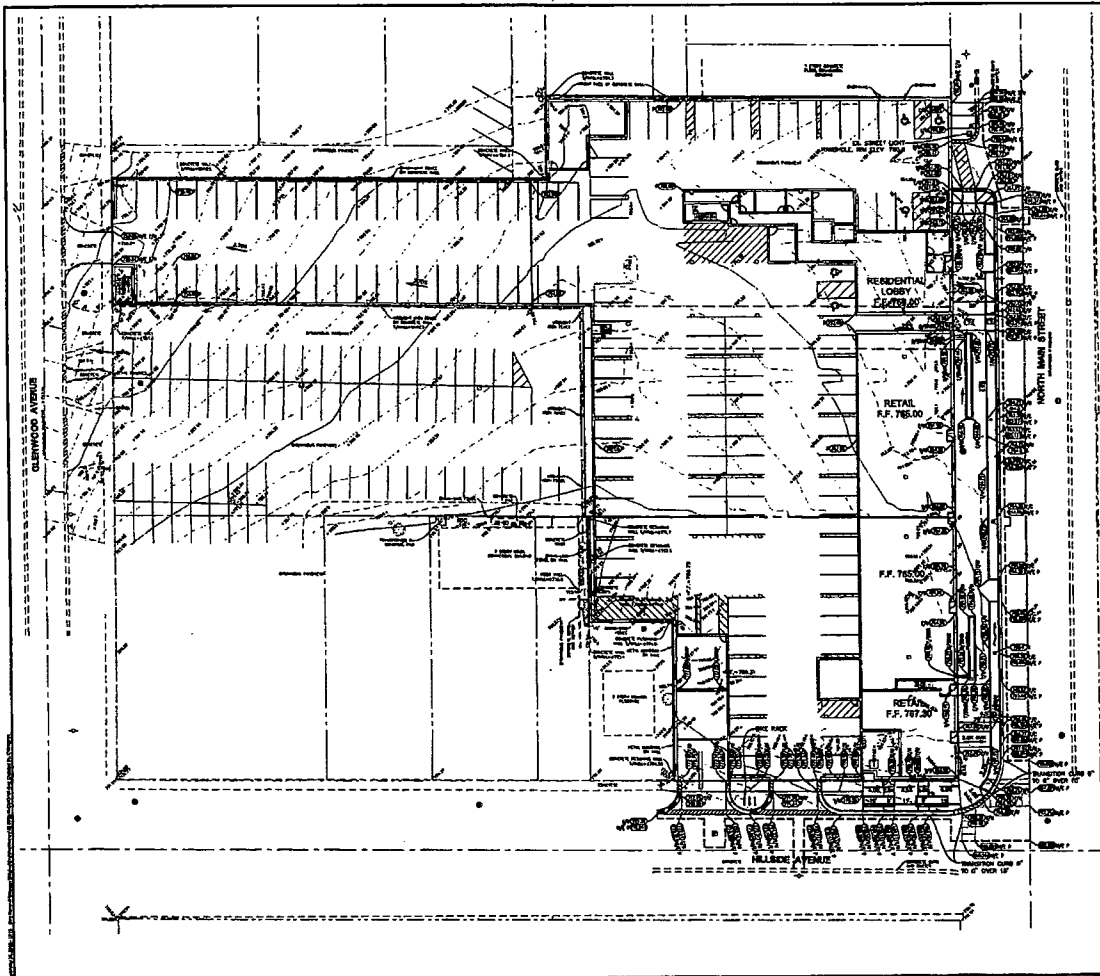
Groundcover/Perennial Planting

2 DETAILS | AMENITY AREA



1 LANDSCAPE PLAN | AMENITY AREA
30' x 14'



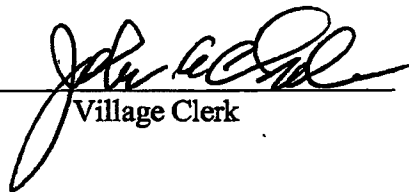
[illegible]

CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6290, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 8 day of April 2019, and that the same was signed and approved by the President of said Village on the 8 day of April 2019.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 8 day of April, 2019.


Village Clerk

CORPORATE SEAL



URBAN SOCIAL HOUSE

Concept Book • September 2020

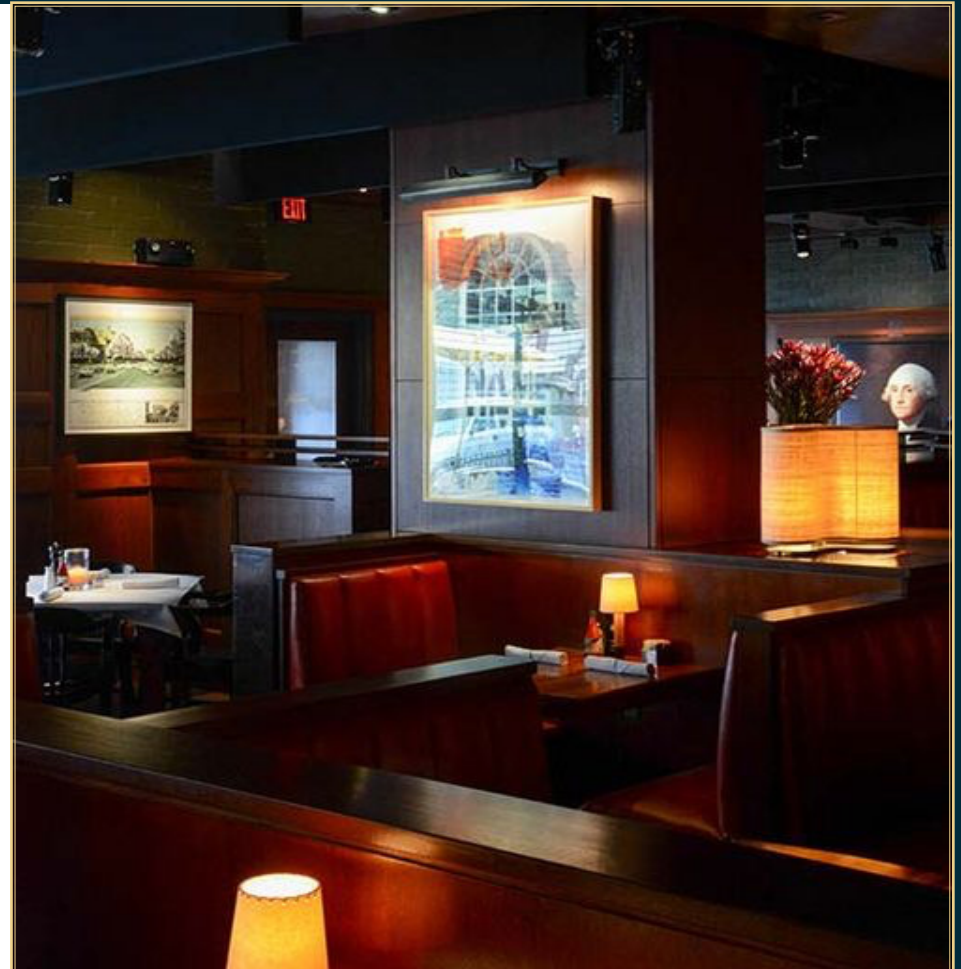
REDEFINING POLISHED CASUAL IN THE WESTERN SUBURBS

Sam Vlahos grew up in the restaurant business by helping his father operate Johnathan's Steakhouse on Roosevelt Road in Lombard, Illinois, in the suburbs of Chicago. Now teaming with his sister Patricia, he has carried the family legacy onward with Pierce Tavern in Downers Grove and the other with Fuller House in Hinsdale, which have grown quickly into successful upscale pub concepts within their respective neighborhoods.

Both Pierce Tavern and Fuller House share similar brand and operational characteristics. Both concepts were named for the gentlemen who established these communities in the 19th century. From a menu perspective, each restaurant showcases elevated American cuisine with items like brisket grilled cheese, buffalo shrimp with blue cheese crumbles, and wood-fired pizza. Their approach to polished pub food and ambiance have made both locations popular destinations for suburban dwellers who used to live or currently work in downtown Chicago.

Sam is now ready to expand upon his foodservice experience and expertise to create a restaurant concept of his own. Sam has enlisted Synergy Restaurant Consultants, a full-service restaurant consulting firm, to survey and analyze best-in-class, on-trend, and relevant restaurants in Orange County, California, to provide a strategic recommendation of how to craft his ideas into a sustainable concept across identified revenue streams. This analysis and learnings from our Discovery Tour culminated in a conceptual framework and business foundation designed to leverage the most compelling brand and business aspects of Pierce Tavern and Fuller House and create a unique concept based on what's working in Sam's current restaurant concepts.

His goal is to create a high-energy, engaging, and polished casual gathering place for his guests to share elevated menu items and craft beverages in an upscale and vibrant atmosphere.





MARKET OPPORTUNITY

Sam is targeting western suburban Chicago communities, like Hillside, Lombard, Wheaton, and Oak Park, for his new restaurant concept. Through his experience in Downers Grove and Hinsdale, Sam possesses a keen understanding of those markets from a real estate and guest standpoint. In the past few years, older Millennials with families have moved from downtown Chicago in search of larger and less expensive homes in which to raise their children. While they may live in the suburbs, their dining expectations still align with the urban Chicago scene. They crave the exceptional culinary quality and creativity offered downtown, but with the convenience of dining close to home. They want an urban vibe in a place where they're comfortable bringing their children.

Sam has successfully captured a large share of this audience with his current concepts. In the process of developing the menus for Pierce Tavern and Fuller House, Sam and his culinary team have achieved a thoughtful balance of approachable American fare with inventive twists. Both concepts offer a wide range of menu items, such as wood-fired pizza, smoked meats, inventive small plates, and craft burgers. Both restaurants offer similar food and beverage menus, as well as a rustic industrial design aesthetic, well-trained staff, strong branding and social media presences, and a dedication to scratch cooking.

Now that both restaurants are successful operations in their own right, Sam wants to employ the successful aspects of both locations as a platform for creating a new restaurant concept. By refining the food, service model, and décor, he wants to create an evolved concept that will appeal to a guest with more sophisticated tastes and expectations.

For Sam, this means that his new concept must contain some of the elements of uniqueness and creativity that brought success to Pierce Tavern and Fuller House, blended with a higher level of execution. To claim his stake in a competitive marketplace, a well-developed and executed food and beverage program is required. Sam's new concept will provide an amazing guest experience through its commitment to exceptional service, a high level of guest engagement, and a focus on craft quality. He has laid the groundwork through his innovative evolution of his existing concepts and is ready to advance these ideals through his own restaurant.

BUSINESS GOALS

With his new restaurant concept, Sam wants to offer accessible and high-quality menu items at value-driven prices, while providing an elevated level of ambiance and service more often found in downtown Chicago.

This new concept will be designed to attract a target audience that craves a polished casual dining experience. This group includes families with older kids, groups of adult friends and work colleagues, and seniors looking for something better than typical pub food. What binds these target groups together is a shared desire for ambiance that is sophisticated but not pretentious, and creatively executed foods and beverages. To capture the attention of these varied groups of target customers, the concept will be created to appeal to both men and women without skewing too “feminine.”

While the Pierce Tavern and Fuller House brands were created as distinct offerings tailored for the neighborhoods they serve, Sam wants this new concept to fit seamlessly into different locations while giving a nod to a specific area through menu item names. The ultimate goal lies in the creation of a concept that can thrive in suburban Chicago and neighboring markets with upper-middle-class populations seeking a dining experience that's a bit more casually high-end.





CONCEPT DESCRIPTION

Sam wants to create a unique dining and bar experience that infuses the restaurant with a vibrant energy that encourages relaxation and community. Overall, the concept is designed to be elevated and affordable to drive traffic every day, while cultivating a strong lunch and weekend brunch business.

During the Discovery Tour, Sam was inspired by several concepts but especially by the Hillstone group of restaurants and their dedication to focused and well executed menus, exceptional team-oriented service, and an elegantly casual take on décor. He sees the approach of Hillstone as an avenue for elevating the food and service aspects of Fuller House and Pierce Tavern. By merging these concepts, Sam will create a new restaurant brand that embodies the casual and approachable personality of his current locations with sophisticated polish, elegant ambiance, and attentive service.

The placeholder name for Sam's new concept is Urban Social House, a nod to the touches of big-city swagger in the menu approach, coupled with his passion for creating casual community gathering spots. His goal is to express his dedication to scratch cooking and quality ingredients through a smaller core menu augmented with seasonal specials, artfully prepared in an open kitchen. Urban Social House delivers uniquely approachable foods that deliver compelling flavors through inventive combinations of quality ingredients. In the brand's spirit of community, the concept offers value-driven small plates, shareables, and cocktails designed to be enjoyed by small groups.

While Sam's current restaurant brands were built on the history of a specific location, Urban Social House is a concept without ties to a specific neighborhood. This brand strategy gives Sam the opportunity to craft Urban Social House as a stand-alone concept that will fit within any number of suburban markets, giving him flexibility to strategically select real estate opportunities that fit his business goals.

URBAN SOCIAL HOUSE POSITIONING STATEMENT

Especially for adventurous suburban diners looking for the sophistication and quality of a city experience in their own backyard, Urban Social House offers accessible, unique, and chef-driven small plate and shareable offerings with innovative and craft-quality alcoholic beverages, served by a welcoming team of brand ambassadors and passionate from-scratch cooks, while providing a polished-casual experience in a comfortable and energetic environment.

We are the place that the neighborhood can call their own.





MENU APPROACH

The all-day menu at Urban Social House includes 25 to 28 “creative American” dishes that celebrate fresh ingredients of chef-inspired combinations that have been thoughtfully married to create exciting and unique flavor combinations. Menu categories and items are selected to provide approachable and casually refined foods that offer great quality and value.

The heart of the Urban Social House menu centers around the Shareables and Small Plates & Sides categories, built for groups to enjoy together while exploring the variety of tastes and flavors on the menu. True to its Fuller House and Pierce Tavern roots, Urban Social House’s kitchen will employ a smoke oven to infuse the flavors of fruit-wood smoke, herbs, and spices into select menu items such as Short-Smoked Salmon & Chips and Smoky Short Ribs and create new levels of unique flavor combinations. A hearth oven in the kitchen gives the culinary team the chance to create roasted items like Mussels & Clams and Charred Baby Cauliflower. The grill will be powered by hardwood charcoal to impart an additional touch of smoke.

While Chicago is known as the quintessential American beef city, the Urban Social House menu includes inventive vegetable and seafood preparations. This balance is important to drive business from both male and female guests, and for diners who want lighter, better-for-you options. Additionally, seasonal specials will be offered to incorporate menu choices that highlight fresh produce sourced from local farms, based on quality and availability.

A selection of Big Plates & Sandwiches, Salads & Soups, and Sweets round out the Urban Social House menu. These approachable dishes with inventive twists are designed to appeal to diners looking for something a little different to try and share with family and friends.

In addition to the all-day core menu, Urban Social House offers a thoughtfully curated brunch menu on Saturdays and Sundays. Offerings include inventive sweet and savory options, such as Lobster Benedict, Ricotta Pancakes, and a Brunch Burger featuring a fried egg and bacon. House-Smoked Salmon, a Forager’s Quiche, and House-Made Yogurt and Granola represent the brunch menu strategy — familiar and accessible options elevated through better ingredients and hand-crafted preparations.

MENU CORE CONCEPTS

Small Plates & Sides

House-Smoked Salmon *panini toast, caper remoulade*
Spice-Roasted Carrots *dill, coriander buttermilk dressing*
Oxtail Cheese Toast *aged brie, melted oxtail, pickled onion*
Crispy Brussels Sprouts *lemon aioli, grated Parmesan*
Deviled Eggs Benedict *crispy prosciutto, lemon zest, chives*
Lobster Creamed Corn *lemon breadcrumbs*
Roasted Root Vegetables
Creamy Kale and Apple Slaw
Garlic Mashers
House-Cut Fries

Shareables

Mussels & Clams *spicy sausage, garlic, fresno chile, grilled bread*
Dip Trio *guacamole, smoked salmon and caper spread, spiced pimento cheese*
Paté Board *house-made chicken liver pate, pickled vegetables, panini toast, apricot mustard*
Smoked Chicken Wings *urban bbq sauce, coriander buttermilk dressing*
Charred Baby Cauliflower *cauliflower head, parmesan crust*

Salads & Soups

White Corn Chowder *espelette, cilantro cream*
Whiskey-Spiked Onion Soup *gruyere, garlic crouton*
Heirloom Tomatoes & Beets *aged feta, blood orange vinaigrette*
Burrata Wedge *thick-cut bacon, blue crumbles, heirloom tomato, coriander buttermilk dressing*
Urban Chopped Salad *salami, pepperoncini, crumbled blue, chopped egg, cherry tomato, pickled onions, celery leaves, cucumber, smoked mustard vinaigrette*
Classic Caesar *house-made dressing, grilled croutons*

Big Plates & Sandwiches

Short-Smoked Salmon Fish & Chips *fries, slaw, caper remoulade*
Hardwood Grilled Urban Burger *hand-ground and packed patty, aged cheddar, melted oxtail, LTO, toasted brioche bun*
House-Made Veggie Burger *smoked mustard cream, LTO, toasted brioche bun*
Prime Rib Dip *au jus, atomic horseradish cream*
Hearth-Roasted Whole Branzino *caper butter*
Smoky Short Ribs *urban bbq sauce*
Rotisserie Chicken *au jus*
USDA Prime Center-Cut Fillet *whiskey-cream sauce*

Sweets

Hot Fudge Sundae *house-made chocolate sauce, mascarpone whipped cream, vanilla bean ice cream*
Salted Caramel Budino *crème fraiche, maldon sea salt*
Banana Pudding *'nilla wafers, mascarpone whipped cream*

Weekend Brunch

Lobster Benedict *bearnaise, crispy prosciutto, toasted brioche*
Bacon, Eggs, and Potato Skillet *crispy pork belly, soft boiled egg, smashed fingerlings*
House-Made Yogurt *macerated strawberries, almond-maple granola*
Pastrami Cured Salmon *house-cured, rye waffle, everything spiced cream cheese*
Forager's Quiche *wild mushrooms, gruyere, chives*
Ricotta Pancakes *lemon curd, warm apples, almond-maple granola*
Nicoise Salad *seared ahi, haricot vert, marble potatoes, soft egg, radish, tomato, olive vinaigrette*
Brunch Burger *hand-ground and packed patty, aged cheddar, fried egg, bacon, roasted tomato, garlic aioli, toasted brioche bun, hand-cut fries*

*Note: This menu shell is meant to provide an inspired framework for suggested menu items.
Actual menu items are TBD.*



BEVERAGE STRATEGY

The beverage program at Urban Social House is just as creative as the food and utilizes a craft cocktail and mixology approach. Urban Social House will feature a full bar, complete with fresh-squeezed juices and fresh herb garnishes such as Italian basil, thyme, and mint. Besides a wide selection of premium spirits and mixers, the bar will feature displays of fresh fruit as indicators of freshness and quality. A variety of ice formats will be used to enhance the presentation and flavor concentrations of select cocktails. Large-format square and round ice cubes, as well as nugget ice from a Scotsman brand machine will be incorporated into the cocktail program.

Another quality and freshness cue that Urban Social House will provide to guests is shaking and pouring selected cocktails and martinis at the guest's table. Once the drink has been shaken, the server pours the cocktail into a shallow glass and leaves the shaker at the table. The guest benefits from a freshly prepared cocktail and can refill their glass when it suits them. This allows the guest to control their drinking experience and enjoy value-added service.

Besides traditional cocktail formats served in quality cut-crystal glassware, Urban Social House takes a cue from Sam's other bar menus and offers select cocktails in punch bowl formats made for 2, 4 or 6 people, with classic punch recipes re-imagined through new and inspired fruit and spirit combinations. A comprehensive whiskey selection will form a key section of the Urban Social House bar menu, which will be served in selected flights as well as speak-easy-style craft cocktails.

Creative cocktail garnishes and presentations will add a "wow" factor and greater value perception by guests, as well as attract social media attention. Garnishes like fresh rosemary will be ignited to produce aroma that complements featured cocktails. Drink enhancements like smoked ice will be added to whiskey drinks so that as the ice melts, the flavor of the drink changes. These unique touches will enhance the guest experience and add a creative energy to Urban Social House's bar program while distinguishing it from its competitors. The goal is to develop a creative cocktail program that includes lighter, fresher drinks that appeal to female guests while providing classic cocktails with a twist that will appeal to male customers.

A comprehensive selection of local, regional, and national craft beers and ciders, as well as a curated list of wines by the glass, will round out the bar program.







COOKING PLATFORMS

Urban Social House can anticipate requiring the following major pieces of equipment, though this list is not conclusive and would not be finalized until actual menu items are determined.

- Fryers
- Smoke oven
- Hearth oven
- Vertical toaster
- Flattop
- Cheese melter
- Combi ovens
- 6-burner range
- Charbroiler (hardwood charcoal)
- Refrigeration/make-up cases
- Walk-in cooler/freezer
- C-vap drawers
- Hobart mixer
- Smoke gun
- Juicers
- Sous vide
- Vacuum sealer
- Waffle iron
- Food processor (Robot Coupe, dicer)
- Dishwasher
- 3-compartment sink
- Scotsman Nugget ice machine
- Large-format clear sphere and cube ice machine



HOSPITALITY FACILITY STRATEGY

Sam understands that he is selling more than food and drink—he is delivering a unique experience reminiscent of the downtown Chicago craft bar and restaurant to his guests. The energy and atmosphere at Urban Social House reinforce the vibrancy of the menu and beverages and reinforces the social aspects of sharing and sampling. As such, the interior decor and layout of Urban Social House is designed to promote Sam's intended guest experience.

When guests arrive at Urban Social House, a brand ambassador warmly greets them and finds out if they'd enjoy sitting at the bar or a table. The bar forms the visual focal point of the layout, with a dramatic back bar lit to cast an enticing glow. Energetic and personable bartenders work the bar and chat with guests while mixing enticing concoctions of spirits, fresh-squeezed fruit juice, inventive mixers, and enticing garnishes. The bar is situated along a focal wall within the space, making it the restaurant's visual anchor.

The energy of the bar spills out into the nearby tables, which include a mix of soft and hard seating. Two- and four-tops can be pushed together to easily accommodate larger groups. Large communal tables include a raised shelf running down the center of the table to better accommodate sharing and small plates. Adjacent to the bar is the open kitchen, where guests can watch their food being prepared. A private room that accommodates 8 guests can be reserved in advance for a small private event.

The open kitchen provides another level of energy and excitement to the vibrant Urban Social House atmosphere. The guests can further connect with the cooks by "buying the kitchen a round of shots," an item which is featured on the food menu. When a guest orders this item, the cooks receive "shots" of ginger and ginseng juice, which they chug and give a loud cheer. These mini-celebrations add to the lively atmosphere at Urban Social House while making a positive connection between guests and the kitchen team.

The dining area extends out to a heated patio area through a roll-up glass garage door that can be opened when weather permits. Besides accommodating

additional guests, the patio brings the outside in and draws potential guests to the vibrant and fun atmosphere inside the restaurant. Considering the openness of the restaurant, both front- and back-of-house staff are trained to assume a “Disney-style” mentality, in that they are always on stage and in full view of the guest. Intensive training will ensure that all team members deliver the warm hospitality demanded by the Urban Social House brand.

To preserve the focus on the Urban Social House guest experience, distractions are kept to a minimum. Background music—a mix of acoustic versions of upbeat pop, old school favorites, and bossa nova—will be an important driver of the restaurant’s energy level, with playlists created for different dayparts and desired energy levels. As a convenience to guests, USB chargers will be provided at every other bar seat.

The decor of Urban Social House echoes the brand values of comfort, community, and conversation. Materials like stone and metal will be softened by the addition of natural woods and woven light shades. Light fixtures will be balanced with available windows that provide warm and flattering natural light. Pops of color are provided by upholstery patterns and artwork to reflect the polished-casual atmosphere.

Team member uniforms will reflect causal comfort. Servers will be provided with guidelines for appropriate long-sleeved plaid shirts that can be worn with t-shirts underneath, especially during cold weather. Clean, unembellished dark jeans and a short server apron complete the look.

Plateware will be selected from available Steelite lines that provide replacements for any items that chip or break during usage. Appropriate high-quality bar glassware will be selected to enhance the type of cocktail, beer, or wine being served. Tea towels and heavy stainless-steel cutlery will grace the wooden tables and bar seats. Menus will be presented on paper to reinforce the casual and accessible personality of Urban Social House.





Marketing

- Develop active social media campaigns leading up to and after opening
- Create a boots-on-the-ground campaign to promote Urban Social House to local communities
- Regularly monitor Yelp and Trip Advisor reviews; respond to any issues immediately
- Enlist part-time PR coordinator to cultivate media mentions
- Participate in local food festivals and events to introduce signature items to local consumers
- Develop a catering menu, and deliver food samples and menus to target prospects

Revenue Streams

- Take-out/delivery orders
- Private events

APPLICATION FOR APPROVAL OF PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider this Application for approval of a Preliminary Planned Unit Development Plan (PUD), as described below.

Date Filed: 02/25/2021 Application No. _____

Type of PUD: Commercial
(Residential, Commercial, Other)

Name of Applicant: Sam Vlahos

Address of Applicant: 1 S. 436 Lewis Avenue, Lombard, IL 60148

Business Phone: _____ (Mobile): 630-670-8955

Email: sam@fullerhousebar.com (Fax): N/A

Property Interest of Applicant: Proposed Tenant
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): Apex 400 LLC, Larry Debb, John Kosich and Ryan Maas

Address: 1111 E. Touhy Ave., Suite 230 Des Plaines, IL 60018

Legal Description of Property:

Main Street Parking Lot
418-424 N. MAIN STREET:

PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 05-11-327-026; and

PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 05-11-327-005; and

PARCEL 3: LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.
P.L.N.: 05-11-327-016

418 N. MAIN STREET

Zoning Classification: PUD Property Size/Area: 67,483 sq. ft.

Present Use: 5 Story Apartment and mixed use building currently being constructed.

Requested Use/Construction:

To locate the HVAC equipment on the roof. We will construct a restaurant/bar.

Estimated Date to Start Construction: 06/01/2021

(You may attach separate sheets of paper as needed to answer any of the following questions)

Narrative Statement evaluating the economic effects of adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

We are requesting an amendment to the PUD allowing the Development to place HVAC equipment on the roof of the building and fan assembly's for the black iron duct. This equipment would be placed in the center of the roof, no less than 25 feet from any edge of the building. The amendment would allow for HVAC equipment to extend 3'6" above the parapet or 6'6" above the roof line. The equipment would not be seen from any ground location near or far from the building.

Describe How the PUD:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

The placement of the HVAC equipment and fan assembly for the black iron duct will be harmonious with the Comprehensive Plan and or this zoning code because it will be in the middle of the roof and will not be seen from any building or ground locations near the building. It will be properly screened per industry standards and City of Glen Ellyn building codes.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The HVAC equipment and black iron duct fan assembly's will be designed, constructed, operated, and maintained so as to be harmonious with the general vicinity and that the use of the HVAC equipment on the roof will not change any of the essential character of the area around 400 Main. The equipment will be in the middle of the roof and will have screening provided.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

The HVAC equipment and black iron duct fan assembly's will placed in the middle of the roof and will not be hazardous or disturbing to existing or future neighborhood uses because it will be screened and located in the middle of the roof so as to not disturb any surrounding areas.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

The HVAC equipment and black iron duct fan assembly's will not affect any public facilities or services whatsoever.

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village:

The HVAC equipment and black iron duct fan assembly's will not be detrimental to the economic welfare of the Village or a public cost as it will be providing temperature control to the restaurant and proper ventilation for cooking equipment.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

The HVAC equipment and black iron duct assembly's will not be detrimental to the general welfare of the village. There will be no excessive production of traffic, noise, smoke, fumes, glare or odors from the equipment that will be screened and not visible in the area.

7. Will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

The HVAC equipment and black iron duct assembly's will not create any undue interference with traffic on surrounding public streets or roads as it will be placed on the center of the roof of the building.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

The HVAC equipment and black iron duct assembly's will not create any potential for any flood damage to adjacent property or require additional public expense for flood protection, rescue or relief.

9. Will not result in destruction, loss or damage of natural, scenic or historical features of major importance to the community:

The HVAC equipment and black iron duct assembly's which will be screened will not result in destruction, loss or damage of natural, scenic or historical features in the Village.

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

<u>02/25/2021</u>	<u>Sam Vlahos</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED
BY COMPLETING THIS APPLICATION IN DETAIL**

**APPLICATION FOR APPROVAL OF
FINAL PLANNED UNIT DEVELOPMENT PLAN**

Date filed: 02/25/2021 Application No. _____

Common Name of PUD: Apex 400 LLC

Type of PUD: Commercial
(Residential, Commercial, Other)

Name of Applicant: Sam Vlahos

Address of Applicant: 1 S 436 Lewis Ave., Lombard, Illinois 60148

Business Phone: 630-670-8955 (Mobile): 630-670-8955

Email: sam@fullerhousebar.com (Fax): N/A

Property Interest of Applicant: Proposed Tenant
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): Sam Vlahos Tenant Owner of the building is Larry Debb, John Kosich and Ryan Maas

Address: 1111 E. Touhy Ave., Suite 230 Des Plaines, IL 60018

Legal Description of Property:

Main Street Parking Lot
418-424 N. MAIN STREET:

PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1996 AS DOCUMENT 68055, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 05-11-327-026; and

PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 05-11-327-005; and

PARCEL 3: LOT 4 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 11 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID

Zoning Classification: PUD Property Size/Area: 67,483 sq. ft.

Requested Use/Construction:

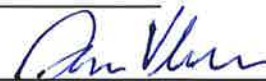
To locate the HVAC equipment on the roof. We will construct a restaurant/bar.

Date of Preliminary PUD Plan Approval: _____

Estimated Date to Start Construction: 06/01/2021

02/25/2021

Date



Signature of Applicant

CCH12003021 LD DG 246

This document was prepared by:

Gregory W. Jones, Esq.
Ancel Glink, P.C.
140 South Dearborn Street, Sixth Floor
Chicago, IL 60603

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
08/27/2020 02:18 PM
RHSP

DOCUMENT # R2020-095705

After recording return to:

Kenneth Brown, Esq.
Strauss Malk & Feder LLP
135 Revere Drive
Northbrook, Illinois 60062

(The above space for recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, **Village of Glen Ellyn, an Illinois municipal corporation**, whose mailing address is 535 Duane Street, Glen Ellyn, Illinois 60137 ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN, AND CONVEY to **APEX 400 LLC, a Delaware limited liability company**, whose mailing address is 1111 E. Touhy, Suite 230, Des Plaines, Illinois 60018 ("Grantee"), and to its successors and assigns FOREVER, all the following real property situated in the County of DuPage, in the State of Illinois, to wit:

See Exhibit A

Permanent Real Estate Index Numbers: 05-11-327-005; 05-11-327-016; and 05-11-327-026

Address of Real Estate: 418-424 N. Main Street, Glen Ellyn, Illinois 60137

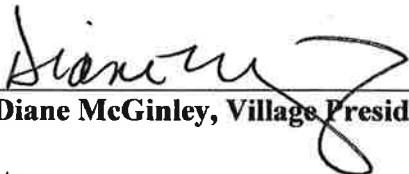
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs, successors, and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to covenants, conditions, restrictions and easements of record, if any; general real estate taxes for the year 2020 and subsequent years, and the terms and conditions of the Redevelopment Agreement recorded as Document Number

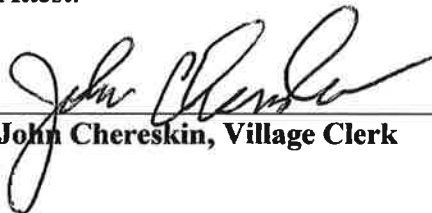
R2019-020929 ("Agreement"), including, without limitation, the Construction Schedule, as that term is defined in the Agreement, and the Grantor's right of reverter to the above described Real Estate as set forth in Agreement Section 14(B).

In Witness Whereof, said Grantor has caused this Special Warranty Deed to be executed this 19 day of August, 2020.

GRANTOR:

By: 
Diane McGinley, Village President

Attest:


John Chereskin, Village Clerk

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Diane McGinley, President of the Village of Glen Ellyn** and **John Chereskin, Clerk of the Village of Glen Ellyn**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said municipal corporation, and as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 19 day of August, 2020.

Commission expires 04-24, 2023


NOTARY PUBLIC

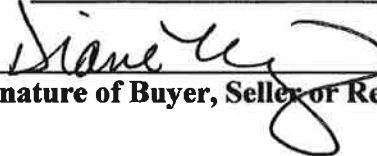
Send subsequent tax bills to:
APEX 400 LLC
Attn: Lawrence Debb
1111 E. Touhy, Suite 230
Des Plaines, Illinois 60018



DuPage County, Illinois Transfer Stamps:

**EXEMPT UNDER PROVISIONS OF 35 ILCS
200/31-45, PARAGRAPH (b), REAL ESTATE
TRANSFER ACT**

Date: 8-19-2020


Signature of Buyer, Seller or Representative

Village of Glen Ellyn, Illinois Transfer Stamps:

**EXEMPT UNDER PROVISIONS OF VILLAGE
OF GLEN ELLYN MUNICIPAL CODE SECTION
3-42-6**

Date: 8-17-20

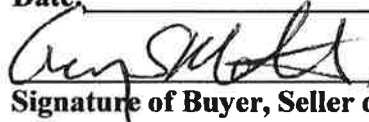
 Village Attorney
Signature of Buyer, Seller or Representative

Exhibit A

Legal Description:

Parcel 1:

The East 175 feet of Lot 1 in Block 13 in County Clerk's Fifth Assessment Division in the South West 1/4 of Section 11, township 39 north, range 10, east of the third principal Meridian, according to the Plat thereof recorded July 3, 1906 as document 88055, in DuPage County, Illinois.

Parcel 2:

Lot 5 of Smith's Subdivision of Lot 1 of Block 13 of the Assessment Division of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat of said Smith's subdivision recorded November 6, 1891 as document 46950, in DuPage County, Illinois.

Parcel 3:

Lot 6 of Smith's Subdivision of Lot 1 of Block 13 of the Assessment Division of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat of said Smith's subdivision recorded November 6, 1891 as document 46950, in DuPage County, Illinois.

Commonly Known As: 418-424 N. Main Street, Glen Ellyn, Illinois 60137

P.I.N.s: 05-11-327-005;
05-11-327-016; and
05-11-327-026

4840-8824-6420, v. 1

	Village of Glen Ellyn		
	Real Estate Transfer Tax		
	022934		
	Sale \$	10.00	
	Tax \$	0	
Date	8-19-20	Initials	Mu

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

) ss.

COUNTY OF DUPAGE)

DOCUMENT NO. _____

I, **Diane McGinley, not individually, but solely in her capacity as the President of the Village of Glen Ellyn, an Illinois municipal corporation**, being duly sworn on oath, state that my office is located at 535 Duane Street, Glen Ellyn, IL, 60137, and further state that:

A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number below)

1. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyances of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the

sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

AFFILIANT further states that this affidavit is made for the purpose of inducing the Recorder of DuPage County, Illinois to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

VILLAGE OF GLEN ELLYN, an Illinois Municipal Corporation

[Signature], Attorney in Fact
Name: Diane McGinley, Village President

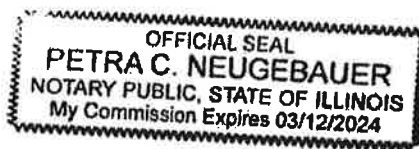
ATTEST:

[Signature], Attorney in Fact
John Chereskin, Village Clerk

Subscribed and sworn to before me this 25th day of August, 2020.

Petra C. Neugebauer
Notary Public

4810-8204-3298, v. 1



3056
CCH 2003021LD DC
SPECIAL WARRANTY DEED

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
08/27/2020 02:18 PM
RHSP

This instrument prepared by
and after recording return to:
Kenneth H. Brown
Strauss Malk & Feder LLP
135 Revere Drive
Northbrook, IL 60062

DOCUMENT # R2020-095706

SPECIAL WARRANTY DEED

Grantor, 400 Main LLC, an Illinois limited liability company, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, APEX 400 LLC, a Delaware limited liability company ("Grantee"), and whose mailing address is 1111 E. Touhy Suite 230, Des Plaines, Illinois 60018 the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, assign and deliver to Grantee that parcel of real estate legally described on the attached **Exhibit A** ("Property").

TO HAVE AND TO HOLD the herein described Property, together with all and singular the tenements, hereditaments and appurtenances thereto belonging unto Grantee, its successors and assigns and Grantor hereby agrees to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming the same, by, through or under Grantor, but not otherwise.

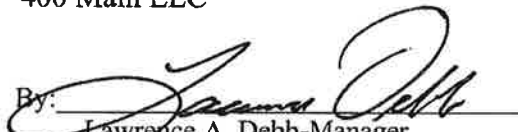
Commonly known as: 400 N. Main Street, Glen Ellyn, Illinois, 60137

Property Index Number: 05-11-327-023

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of August 11, 2020.

GRANTOR:

400 Main LLC

By: 
Lawrence A. Debb-Manager

{5303/00004/00706642.DOCX/ }

EXHIBIT A

LEGAL DESCRIPTION

LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.

	Village of Glen Ellyn Real Estate Transfer Tax
022932	
Sale \$	0
Tax \$	0
Date	8-19-20
Initials	TMA

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Lawrence A. Debb personally known to me to be a manager of 400 Main LLC ("Company") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such manager, he signed and delivered the said instrument pursuant to authority given to him as manager of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal as of August 11, 2020.



Maria T Fitzgerald

Notary Public

My Commission Expires: 6-14-21

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS AN EXEMPT TRANSACTION UNDER THE PROVISION OF PARAGRAPH (e), 35 ILCS 200/31-45 OF THE REAL ESTATE TRANSFER TAX ACT.

Lawrence A. Debb

Representative

August 11, 2020
Date

Send Subsequent
Tax Bills to:

APEX 400 LLC
1111 E. Touhy, Suite 230
Des Plaines, IL 60018

OFFICE OF THE RECORDER
DuPage County, Illinois

FRED BUCHOLZ
RECORDER

421 N. COUNTY FARM ROAD
P.O. BOX 936
WHEATON, ILLINOIS 60187
(630)407-5400



PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

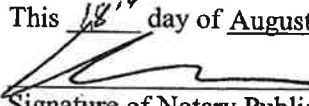
Lawrence A. Debb manager of 400 Main LLC, being duly sworn on oath, states that
affiant resides at 1111 E. Touhy, Suite 230 Des Plaines, IL 60018. And further states that:
(please check the appropriate box)

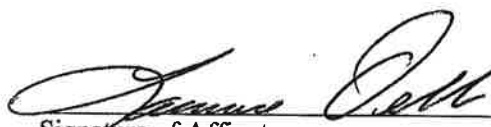
- A. ☒ That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. ☐ That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:
(please circle the appropriate number below)
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance or parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
 10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

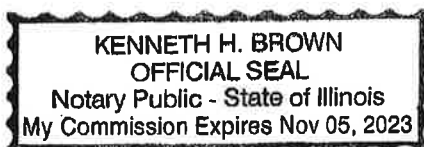
AFFIANT further states that he makes this affidavit for the purpose of inducing the County Recorder of DuPage County, Illinois to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 18th day of August, 2020.


Signature of Notary Public


Signature of Affiant



Revised 1/3/2019

OWNERSHIP BY A CORPORATION

Date: _____

Address: **400 and 424 N. Main Street, Glen Ellyn, IL**

Legal Description:

Main Street Parking Lot
418-424 N. MAIN STREET:

PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1986 AS DOCUMENT 88655, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 95-11-327-026; and

PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 95-11-327-005; and

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% STOCK)

Name: Larry Debb	Address: 1111 E. Touhy Ave., Suite 230 Des Plaines, IL 60018	% 25
Name: John Kosich	Address: 1111 E. Touhy Ave., Suite 230 Des Plaines, IL 60018	% 25
Name: Ryan Maas	Address: 101 Church Street, Suite 17, Los Gatos, CA 95030	% 50
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____

Affidavit Affirming No Conflict of Interest

CLEAR PAGE

The undersigned, being duly sworn and under oath, states as follows:

1. My name is **Ryan Maas**, and I hold the position of **Investor Rep** for **Apex 400 LLC** ("**Owner**").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("**Application**") the Owner filed with the Village of Glen Ellyn ("**Village**").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: **Ryan Maas**

Title: **Investor Representative**

Signature: 

Subscribed and sworn to me this

24 day of February, 2021.


Notary Public



Affidavit Affirming No Conflict of Interest

CLEAR PAGE

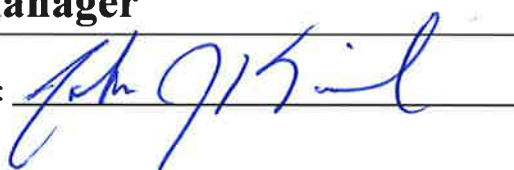
The undersigned, being duly sworn and under oath, states as follows:

1. My name is **John J. Kosich**, and I hold the position of **Principal** for **Apex 400 LLC** ("Owner").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("Application") the Owner filed with the Village of Glen Ellyn ("Village").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: **John J. Kosich**

Title: **Manager**

Signature: 

Subscribed and sworn to me this

23 day of February, 2021.


Notary Public



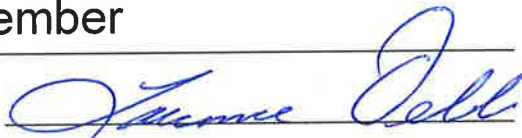
Affidavit Affirming No Conflict of Interest

CLEAR PAGE

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Lawrence Debb, and I hold the position of member for Apex 400 LLC ("**Owner**").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("**Application**") the Owner filed with the Village of Glen Ellyn ("**Village**").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

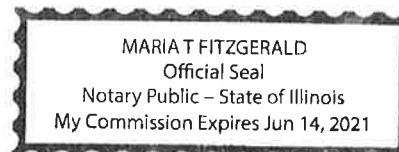
Further affiant sayeth naught.

Name: Lawrence Debb
Title: Member
Signature: 

Subscribed and sworn to me this

23 day of February, 2021.


Notary Public



AFFIDAVIT OF AUTHORIZATION

I, **Larry Debb of Apex 400, LLC** owner of the property described as:

Main Street Parking Lot
418-424 N. MAIN STREET:
PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS
P.I.N.: 05-11-327-026; and
PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS
P.I.N.: 05-11-327-005; and
PARCEL 3: LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.
P.I.N.: 05-11-327-016
400 N. MAIN STREET
LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.
P.I.N.: 05-11-327-023

verify that **Mr. Sam Vlahos**
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.



OWNER SIGNATURE

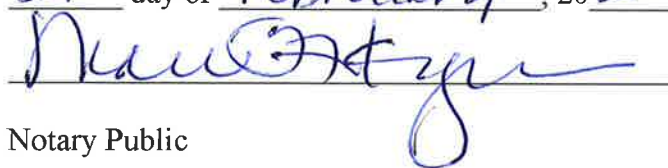
Larry Debb

PRINT OWNER NAME

02/25/2021

DATE

Subscribed and sworn to before me this

25 day of February, 2021

Notary Public



Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Sam Vlahos, and I hold the position of Owner for Fullers Bar c/o TBD LLC ("Applicant").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("Application") the Applicant filed with the Village of Glen Ellyn ("Village").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: Sam Vlahos
Title: Owner
Applicant's Name: Sam Vlahos

Subscribed and sworn to me this

22 day of December, 2020

Maria Fitzgerald
Notary Public



REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: HVAC work on the roof of Apex 400.

II. OWNER:

A. Owner of Property: Apex 400, LLC

B. Owner's Address: 1111 E. Touhy Ave., Suite 230, DesPlaines, IL 60018

C. Owner's Home Phone Number: 630-776-3322 Fax: 847-699-2156

D. Owner's Work Phone Number: 847-699-2152

E. Owner's E-mail: jkosich@ctkep.com

F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

III. PERSON MAKING REQUEST (Petitioner):

A. Name of Petitioner: Sam Vlahos

B. Petitioner's Address: 1S. 436 Lewis Avenue, Lombard, Illinois 60148

C. Petitioner's Home Phone Number: N/A

D. Petitioner's Work Number: 630-870-8955

E. Petitioner's E-mail: sam@fullerhousebar.com

IV. LOCATION OF PROPERTY:

A. General Location of Property: 400 Main Street

B. Acreage of Parcel: 67,483 sq. ft.

C. Permanent Index Number(s): 05-11-327-026, 05-11-327-005, 05-11-327-016, and 05-11-327-023

D. Legal Description (Please attach)

V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or

application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Community Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Community Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Community Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Community Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the

fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Community Development Director for a refund of his or her remaining escrow balance. The Community Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

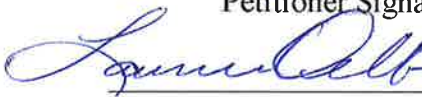
Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.



Petitioner Signature



Owner Signature

Date: 2-25-21

Village of Glen Ellyn

By: _____
Community Development Director

Date: _____

GSP Development

1111 E. Touhy Ave
Suite 230
Des Plaines, IL 60018
P: 847-699-2160
www.gspdevelopment.com

February 25, 2021

Staci Springer, AICP
Director
Village of Glen Ellyn
Planning & Development Department
535 Duane Street
Glen Ellyn, IL 60137

Re: Narrative Statement

Dear Staci:

Apex 400, LLC as owner and Sam Vlahos as applicant are requesting an amendment to ordinance No. 6690 and the final PUD plans to allow the owner to place HVAC equipment on the roof of the building. This equipment would be placed in the center of the roof, no less than 25 feet from any edge of the building. The amendment would allow for the properly screened HVAC equipment to extend 3'6" above the parapet or 6'6" above the roof line. The RTU's, exhausts and fan assembly were included to be on the roof in the initial submittals, however the height was not determined at that time because the final HVAC engineering drawings were not completed and we did not know what our tenant base would be on the first floor. During the permit review process, the village determined that these units exceeded the height limitations and therefore they were relocated to the parking garage. This area was reserved for HVAC units for the retail area. Therefore, in order to provide proper HVAC for the specific restaurant use, we are required to install the HVAC units back to the roof location and use the garage area for restaurant HVAC locations. Now that we have a restaurant tenant for a portion of the retail space, it has been determined by engineering that the exhaust fans for the black iron ducts will also require a height variance. None of this equipment will be visible from the street level.

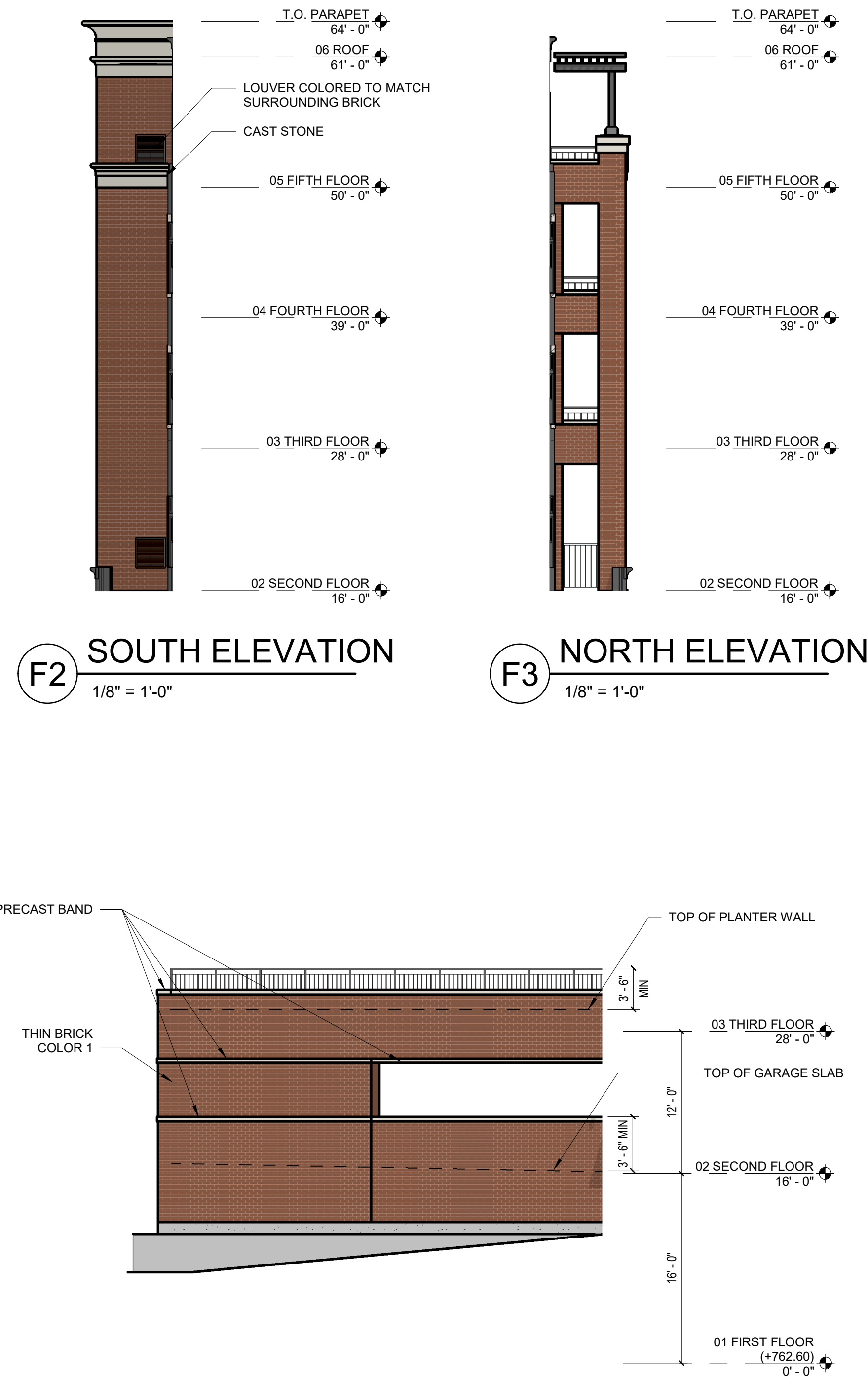
Thank you in advance for your assistance in this matter and we look forward to completing the PUD amendment process as soon as possible.

Sincerely,

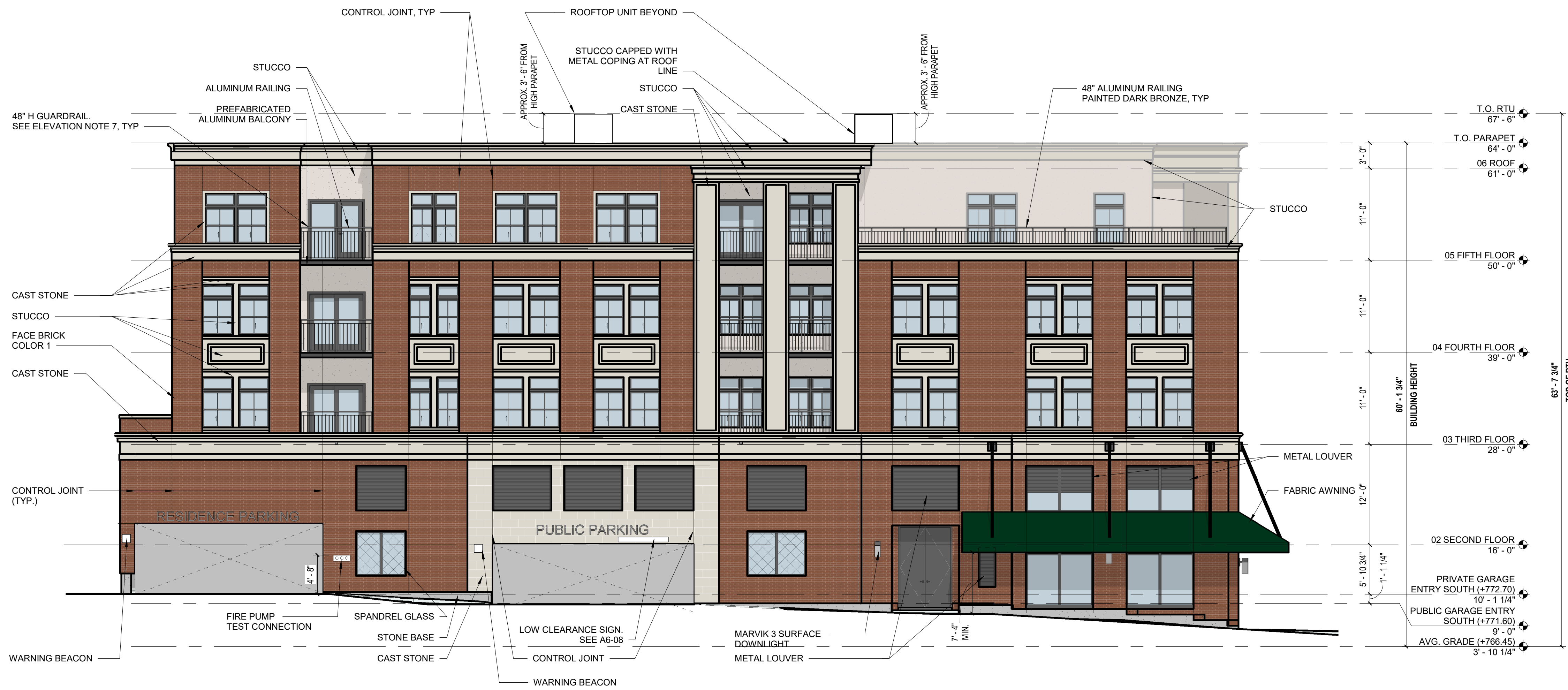
Lawrence Debb
Principal

cc: John Kosich

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C2 SOUTH ELEVATION
1/8" = 1'-0"



C4 SOUTH ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

- KEYNOTE SYMBOLS ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.
- REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR ROOF CONSTRUCTION ASSEMBLIES.
- REFER TO WALL SECTIONS FOR ADDITIONAL DIMENSIONS AND NOTES.
- REFER TO SCHEDULES FOR INFORMATION ON OPENINGS AND REQUIREMENT FOR SAFETY GLAZING.
- BRICK VENEER FLASHING: PROVIDE CONTINUOUS MEMBRANE FLASHING AT ALL DOOR AND WINDOW HEADERS AND SILLS WITH CELL VENTS AT 24" O.C. FLASHINGS SHALL BE LAPPED AND SEALED WITH DRIP EDGES AND END DAMS WITH POSITIVE PITCH TOWARD THE EXTERIOR AND FOR WATER-TIGHT CONSTRUCTION.
- PROVIDE CONTINUOUS 3/8" THICK VERTICAL CONTROL JOINT (CJ) WITH BACKER ROD AND SPECIFIED SEALANT WHERE INDICATED AND IN ACCORDANCE WITH INDUSTRY STANDARD SPACING FOR EXTERIOR WALL MATERIAL UTILIZED.
- ALUMINUM GUARDRAIL: DESIGN TO RESIST SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST REQUIREMENTS PER 2009 IBC.

KEYNOTES

GLAZING TYPES

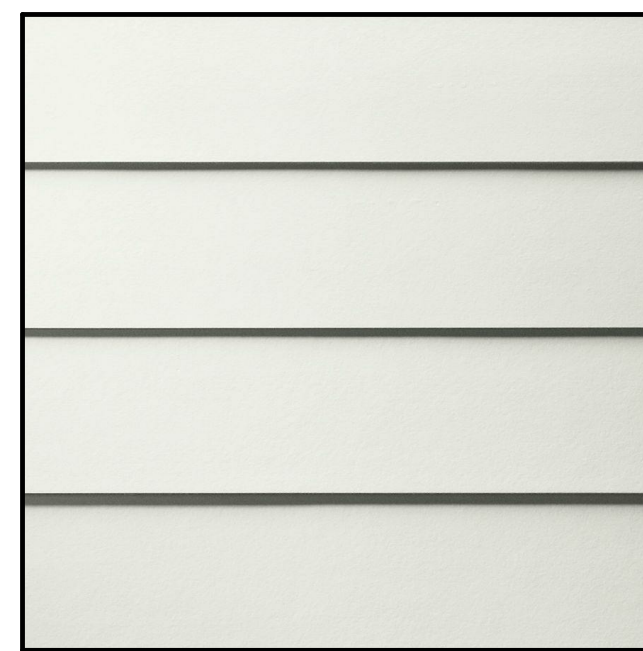
NOTE: ALL GLASS TO BE GL-1 UNLESS NOTED OTHERWISE

- GL-1 GLAZING TYPE 1
- GL-2 SPANDREL GLASS TYPE 1

LEGEND

- FACE BRICK - COLOR 01**
MFR: ENDICOTT
COL: MEDIUM IRONSPOT 46
FIN: SMOOTH MODULAR
- FACE BRICK - COLOR 02**
MFR: SIOUX CITY
COL: DUNKER GRAY
FIN: SMOOTH
- THIN BRICK - COLOR 01**
MFR: ENDICOTT
COL: MEDIUM IRONSPOT 46
FIN: SMOOTH MODULAR
- FIBER CEMENT PANEL - COLOR 01**
MFR: HARDEPLANK
COL: COUNTRYLANE RED
FIN: SMOOTH
- FIBER CEMENT PANEL - COLOR 02**
MFR: HARDEPLANK
COL: COBBLE STONE
FIN: SMOOTH
- STUCCO**
MFR: STO
COL: BEIGE
FIN: LIMESTONE
- CAST STONE**
MFR: ARRICRAFT
COL: RENAISSANCE SAND BLASTED WHITE
- STONE BASE**
MFR: ARRICRAFT
COL: SEPIA MEDIUM DRESSED VEINED
- AWNING FABRIC**
MFR: SUNBRELLA
COL: FOREST GREEN

FIBER CEMENT PANEL



CONSULTANT:

18024

APEX 400

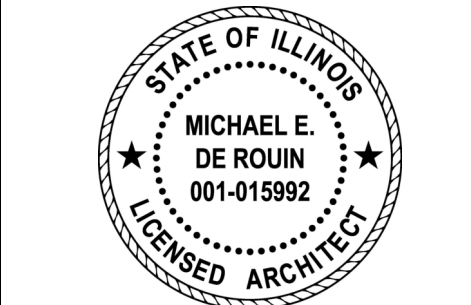
400 Main Street

CLIENT:

Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

HVAC PUD Amendment Review	12/21/20
HVAC PUD Amendment Review	12/11/20
P&D Review	11/24/20
RFI 107	11/17/20
14 Issued for Construction	10/05/20
10 Building Permit Correction	07/23/20
9 Building Permit Correction	06/24/20
P&D Review	04/23/20
7 Building Permit Correction	04/20/20
6 Building Permit Correction	03/23/20
5 Building Permit Correction	02/28/20
4 Building Permit Correction	01/10/20
Issued for Building Permit	11/22/19
1 Foundation Permit R1	08/14/19
Design Development	05/13/19
Foundation Permit	05/02/19

DESCRIPTION DATE



WBBP

EXTERIOR ELEVATIONS

A2-01

12/21/2020 4:50:01 PM BM 380/Gen Elyn/18024 - APEX 400 - Gen Elyn.rvt

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ROOF NOTES

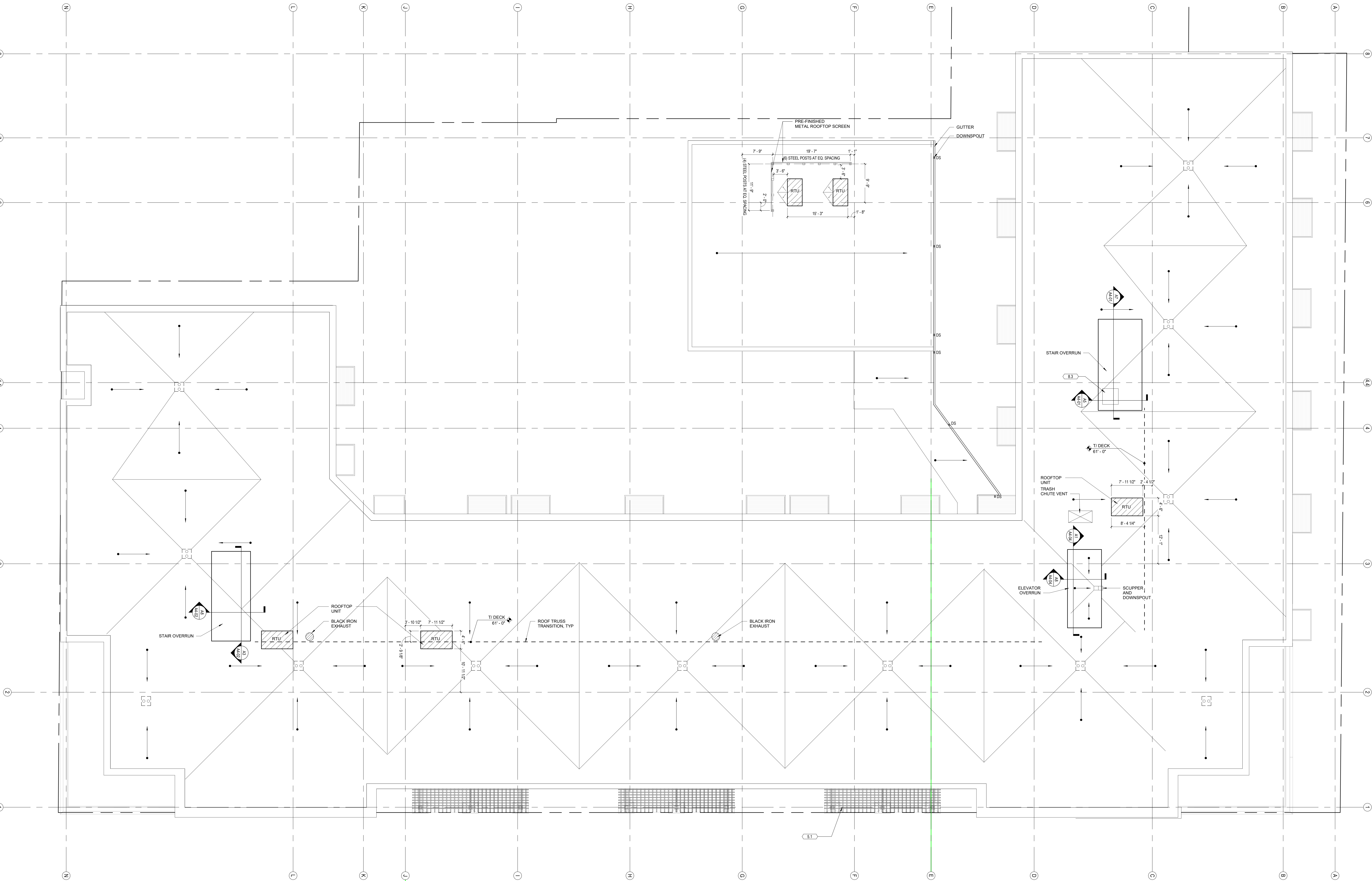
1. SEE DRAWINGS OF OTHER DISCIPLINES FOR ADDITIONAL INFORMATION ON ROOF EQUIPMENT AND ROOF PENETRATIONS.

KEYNOTES

5.1 METAL TRELLIS
8.3 ROOF HATCH

LEGEND

1/4" / 12" ROOF SLOPE
□ ROOF DRAIN
□ □ ROOF DRAIN WITH OVERFLOW DRAIN



A1 ROOF PLAN
1/8" = 1'-0"



FitzGerald

912 W. Lake St. Chicago, Illinois 312-563-9100
www.fitzgeraldassociates.net

CONSULTANT:

18024

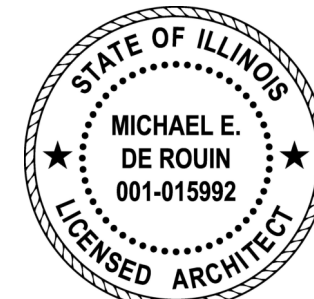
APEX 400

400 Main Street

CLIENT:
Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

HVAC PUD Amendment	12/21/20
Review	
HVAC PUD Amendment	12/11/20
Review	
14 Issued for Construction	10/05/20
10 Building Permit	07/23/20
Correction	
9 Building Permit	06/24/20
Correction	
Issued for Construction	05/22/20
6 Building Permit	03/23/20
Correction	
4 Building Permit	01/10/20
Correction	
Issued for Building Permit	11/22/19
Design Development	05/13/19

#	DESCRIPTION	DATE
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Michael E. DeRoun

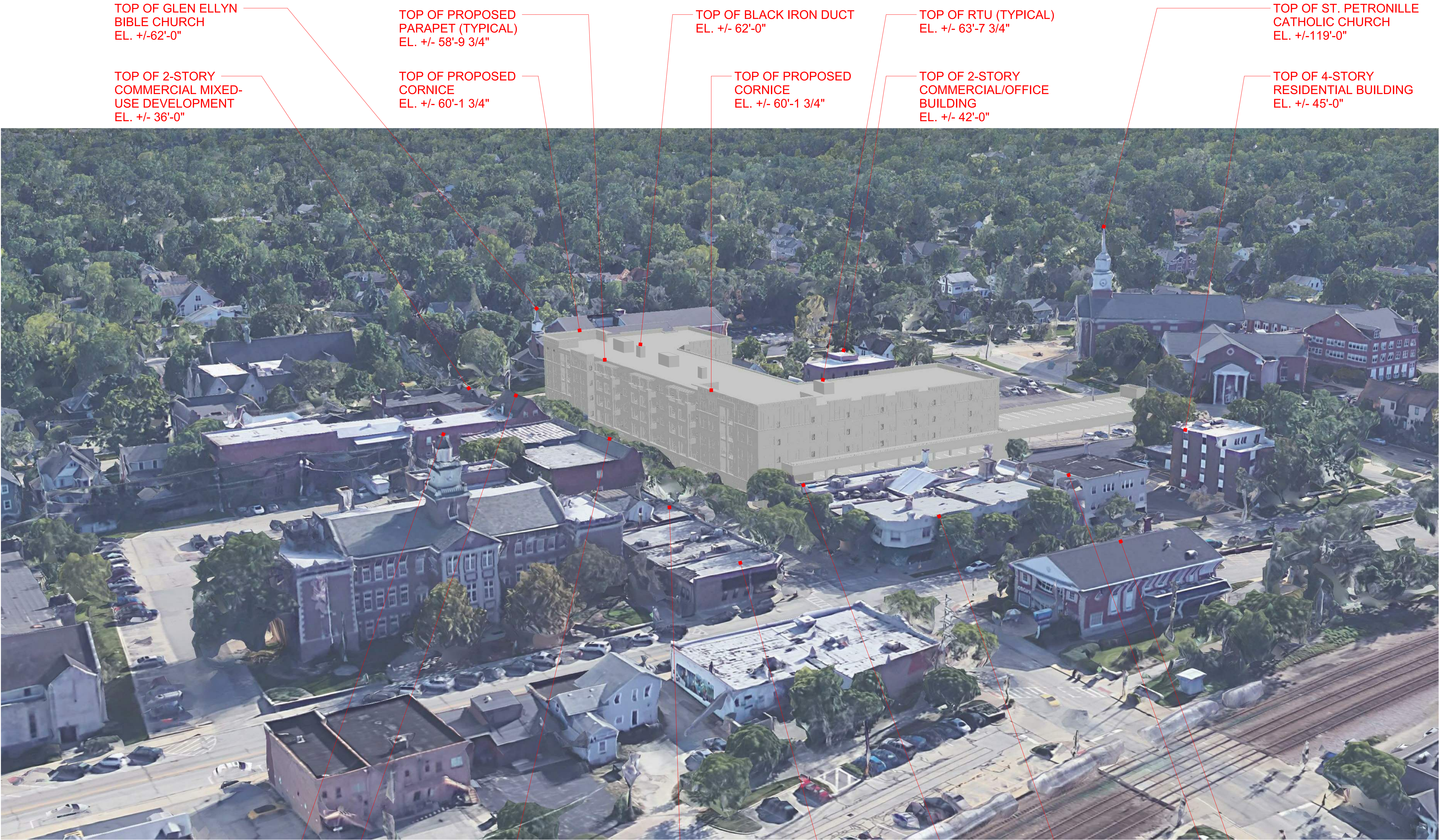
ROOF PLAN

A1-06

BM 3860 / Glen Ellyn 18024 - APEX 400 - Glen Ellyn, IL
12/21/2025 5:27:48 PM
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3D ILLUSTRATION: APPROXIMATE BUILDING HEIGHT** OF SURROUNDING BUILDINGS

** NOTE: CONTEXT BUILDING HEIGHTS ARE APPROXIMATE BASED ON GOOGLE EARTH
IMAGE OF BUILDING IS NOT UP-TO-DATE. SEE BUILDING ELEVATIONS FOR APPROVED DESIGN.



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1 312-563-9100
1 312-563-1919

CONSULTANT:

18024

APEX 400

400 Main Street

CLIENT:
Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

HVAC PUD
Amendment Review

12/21/20

HVAC PUD
Amendment Review

12/11/20

#

DESCRIPTION

DATE

STATE OF ILLINOIS
MICHAEL E.
DE ROUIN
001-919992
LICENSED ARCHITECT

WDeRouin

SITE CONTEXT -
AERIAL

PDR-15

Page 224 of 268

CONSULTANT

18024

APEX 400

400 Main Street

CLIENT

Debb Kosich
Management

Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP

1700 E Higgins Rd,
Des Plaines, IL 60018

HVAC PUD	12/21/20
Amendment Review	
HVAC PUD	12/11/20
Amendment Review	

#	DESCRIPTION	DATE
---	-------------	------



WebForum

MAIN STREET ELEVATIONS STUDY

PDR-17



1 STREET ELEVATION

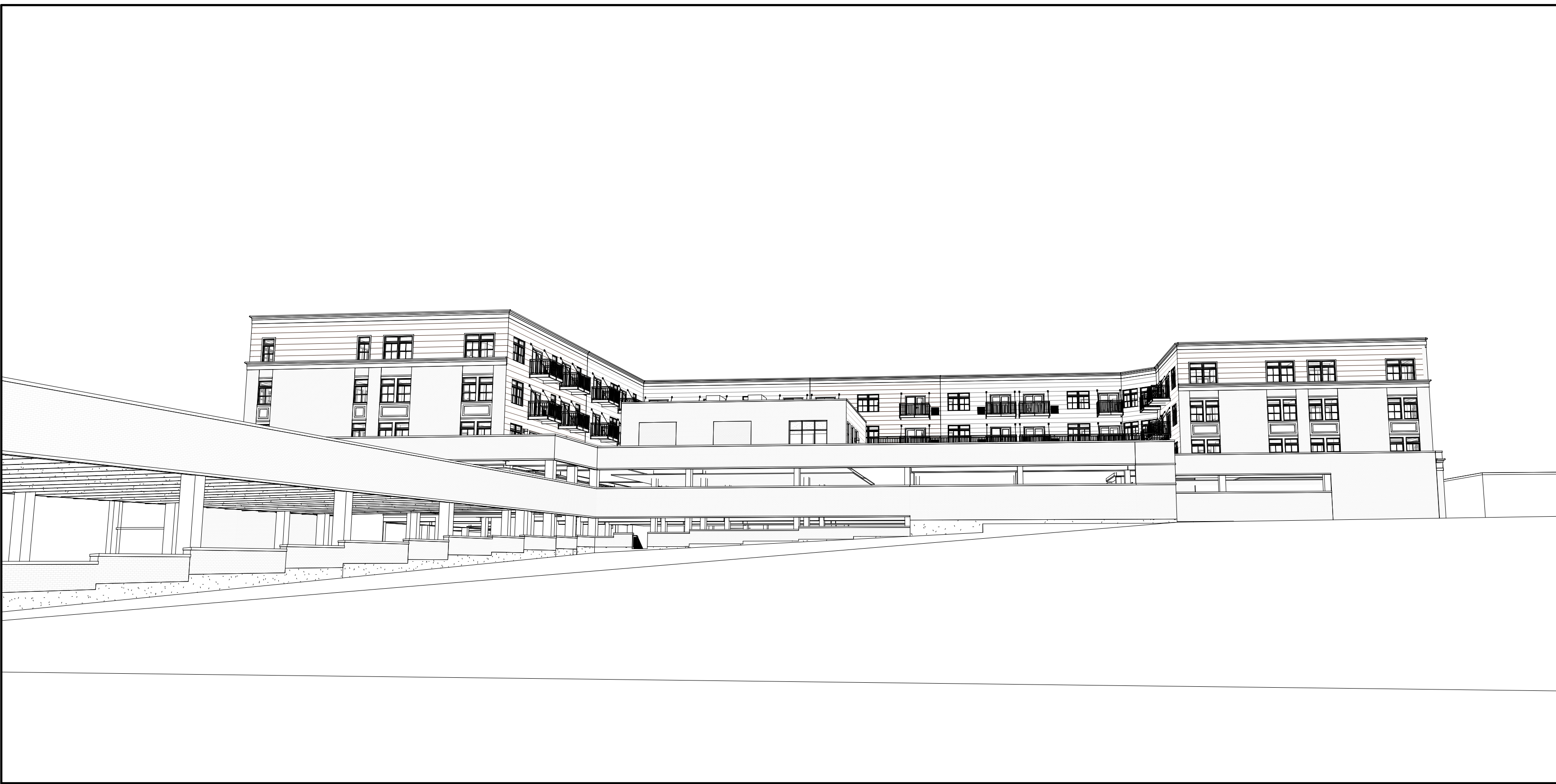
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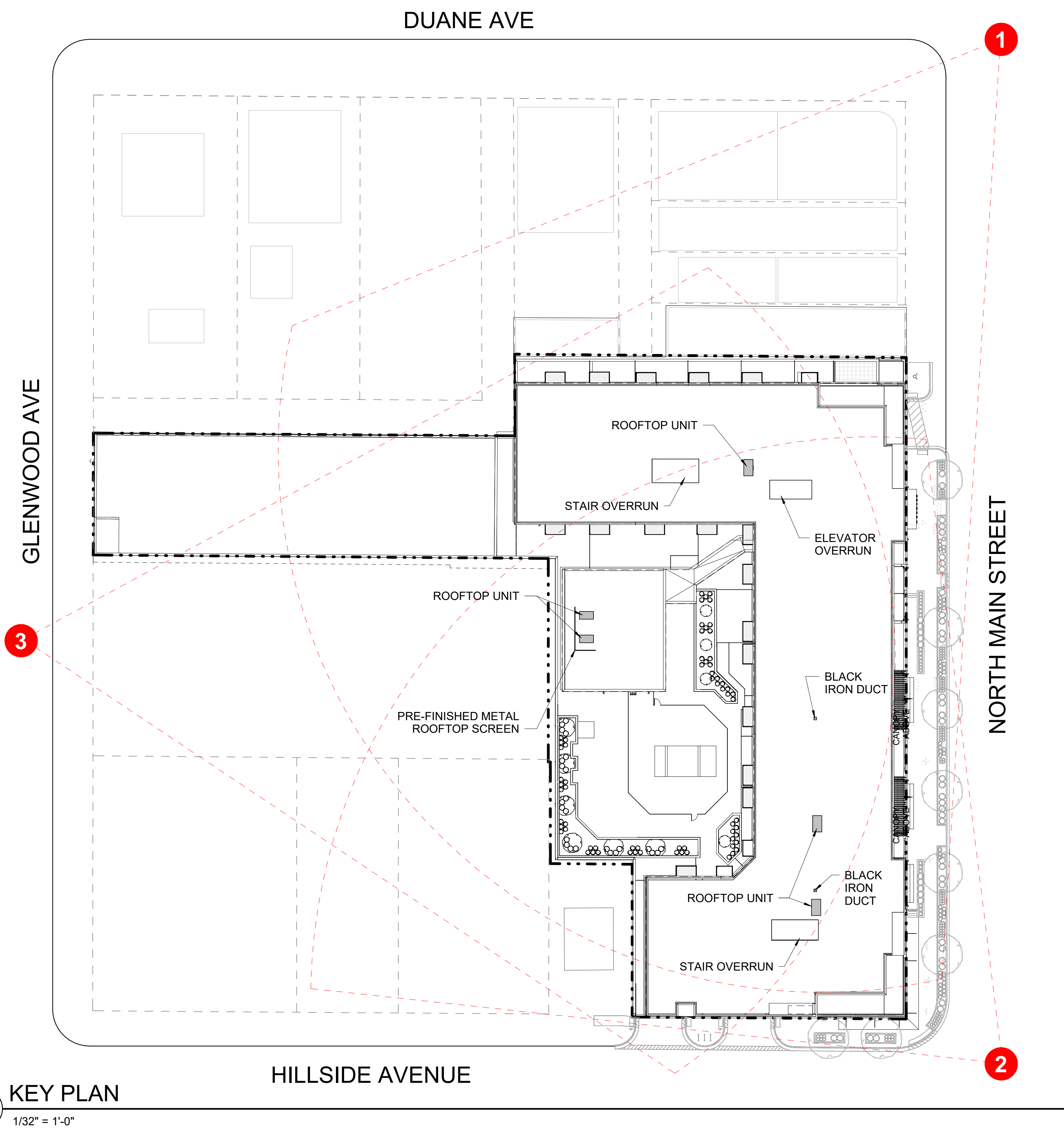
1 STREET VIEW - N MAIN ST AND DUANE ST
SEE KEY PLAN FOR LOCATION



2 STREET VIEW - N MAIN ST AND HILLSIDE AVE
SEE KEY PLAN FOR LOCATION



3 STREET VIEW - GLENWOOD AVE
SEE KEY PLAN FOR LOCATION



4 KEY PLAN
1/32" = 1'-0"





Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Agreement
Prepared By:

AGENDA ITEM (ID # 2021-970)

DOC ID: 2021-970

Motion to Approve a Permanent Easement Agreement and a Construction Easement Agreement for the Properties Located at 427-433 N. Main Street, Subject to Attorney Review

Statement of the Issue:

Please see attached memo and attachments.

Analysis:

Please see attached memo and attachments.

Budget Impact:

Please see attached memo and attachments.

Action Requested:

Motion to Approve a Permanent Easement Agreement and a Construction Easement Agreement for the Properties Located at 427-433 N. Main Street, Subject to Attorney Review

Attachments:

1. VB Motion Memo for Easements 3-8-21
2. Permanent Easement Agreement 427-433 N Main 3-8-21 CLEAN
3. Construction Easement Agreement, 427-433 N Main, 1-8-21 CLEAN

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, Community Development Director

DATE: March 8, 2021

RE: Easement Agreement for Civic Center Pedway, 427–433 N. Main Street



Background

The Civic Center Pedway construction project continues to move forward. The easement agreement with the building owner for the Sushi Ukai wall was approved by the Village Board on January 25, 2021. The attached easement agreements with the owners of the Katy's/Fire + Wine building are the final easement agreements necessary to complete the pedway as designed and approved.

Issues

The first agreement is a Permanent Easement Agreement between the Village and the owners of the Katy's/Fire + Wine properties. The attached agreement allows for the connection of the pedway to Duane Street and also permits artwork to be applied to the south building wall of the former Katy's space that faces the pedway entrance from Main Street. The Duane Street pedway connection will need to be constructed on property under the ownership of the Katy's/Fire + Wine property owner that is currently being used for outdoor storage. In exchange, the Village will allow the Katy's owner to use about the same amount of Village property at the rear of the Katy's unit for outdoor storage. In essence, the agreement allows for a "swap" of these two land areas through the dedication of easements.

The agreement also allows any tenant of the Katy's space that signs a lease by June 1, 2021 to have an exclusive option to use a portion of the pedway for outdoor dining. If such a lease is executed, staff will prepare a license agreement with the new tenant for Village Board review and approval that allows the outdoor seating under terms similar to the A Toda Madre deck. All license agreements must be initially approved by the Village Board, with subsequent renewals approved administratively by Village staff.

The second agreement is a Construction License and Access Agreement that allows Mortenson to construct the improvements on the Katy's/Fire + Wine property as shown on the approved plans.

Action Requested

The Village Board is requested to authorize the execution of the form of the Permanent and Construction Easement Agreements attached hereto with any final changes subject to Village Attorney approval.

Attachments: Permanent Easement Agreement
Construction Easement Agreement

CC: Greg Mathews, Village Attorney
Rich Daubert, Village Professional Engineer
Chris Korous, Representative for 427-433 N. Main Ownership

427-433 N. Main Street
Glen Ellyn, IL 60137
PINs: 05-11-328-001
05-11-328-002
05-11-328-003

PREPARED BY & RETURN TO:
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

EASEMENT AGREEMENT AND RELEASE

This Easement Agreement and Release (“*Agreement*”) is made and entered into on _____, 2021, by and between **Chicago Title Land Trust Company, as successor Trustee under trust agreement dated September 2, 1986 and known as Trust No. 3376**, on the one hand (collectively, “*Balabinis*”), and the **VILLAGE OF GLEN ELLYN**, an Illinois home rule municipality, on the other hand (“*Village*”) (Balabinis and Village may be referred to individually as a “*Party*” and collectively as the “*Parties*”).

W I T N E S S E T H:

WHEREAS, Balabinis owns the property located at 427-433 N. Main Street, Glen Ellyn, Illinois, identified by Permanent Index Numbers 05-11-328-001 and 05-11-328-002, and legally described on Exhibit A, attached hereto and incorporated herein by reference (“*Balabinis Property*”); and

WHEREAS, the Village owns certain property located immediately east and south of the Balabinis Property, commonly known as 423 N. Main Street, Glen Ellyn, Illinois, identified by Permanent Index Number 05-11-328-003 and legally described on Exhibit B, attached hereto and incorporated herein by reference (“*Pedway Property*”); and

WHEREAS, the Village also owns certain property located east of the Balabinis Property and Pedway Property, commonly known as 535 Duane Street, Glen Ellyn, Illinois, and identified by Permanent Index Number 05-11-328-024-000 (“*Civic Center Property*”); and

WHEREAS, the Village is currently constructing a public parking garage and related infrastructure and appurtenances (“*Parking Garage*”) on a portion of the Civic Center Property, and a public plaza, pedestrian way, and related infrastructure and appurtenances (“*Plaza*”) on the Pedway Property; and

WHEREAS, to date, and in support of the Parking Garage and Plaza project, the Village has made substantial improvements on and/or benefitting the Balabinis Property including, without limitation, foundation, roofing, and masonry improvements; and

WHEREAS, the Village wishes to utilize a portion of the Balabinis Property (i) for pedestrian ingress and egress so individuals may access the Plaza, Parking Garage, Civic Center Property, and Duane Street, (ii) to install brick pavers and related appurtenances and infrastructure as detailed in Exhibit C (“***Pedestrian Improvements***”), (iii) to maintain improvements located within the Trench Drain Easement Area; and (iv) to install and maintain public art, all in accordance with this Agreement’s terms; and

WHEREAS, Balabinis wishes to utilize a portion of the Pedway Property to store materials and equipment, all in accordance with this Agreement’s terms; and

WHEREAS, on or about October 2, 2012, Balabinis’ predecessor in interest in the Balabinis Property and the Village’s predecessor in interest in the Pedway Property entered into an easement agreement granting certain rights over the Pedway Property, which agreement was recorded with the DuPage County Recorder on or about October 3, 2012 as Document Number R2012-138133 (“***2012 Agreement***”); and

WHEREAS, the Parties wish to terminate the 2012 Agreement and release, vacate, and abrogate the easements granted thereunder to allow for the construction and use of the Plaza and the Balabinis’ use of a portion of the Pedway Property, all in accordance with this Agreement’s terms; and

WHEREAS, in exchange for the Parties’ granting the easements set forth in this Agreement and terminating the 2012 Agreement, the Parties have agreed to undertake certain improvements and assume certain obligations as set forth in this Agreement, including, without limitation, the Village investing substantial funds to construct improvements located on and benefitting the Balabinis Property, all as set forth in this Agreement;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The recitals set forth above are incorporated into and made a part of this Agreement.

2. 2012 Agreement Terminated. The Parties’ release, vacate, and abrogate all rights in and to the easements described in the 2012 Agreement, recorded with the DuPage County Recorder as Doc. No. R2012-138133, and hereby terminate the 2012 Agreement.

3. Balabinis Grant of Easements.

(a) **Pedestrian Easement Granted**. Balabinis hereby grants, declares, gives, and coveys to the Village and the Village’s contractors, agents, employees, representatives, successors, transferees, invitees, designees, and assigns, and the public, an irrevocable, perpetual easement in, upon, under, across, over, and through that portion of the Balabinis Property described and depicted on Exhibit D as the “Parcel 1 Alley Easement” (“***Pedestrian Easement Area***”) for ingress, egress, and use for persons, material and equipment over, on, across and through the

Pedestrian Easement Area to provide access between the Duane Street right of way and the Pedway Property, together with the right to access the Pedestrian Easement Area to construct, reconstruct, install, inspect, operate, maintain, alter, repair, replace, and remove infrastructure and improvements located on, in, under, or over the Pedestrian Easement Area, including, without limitation, the Pedestrian Improvements (“**Pedestrian Easement**”). Balabinis, for itself and its heirs and assigns, reserves all such rights and privileges to use and occupy the Balabinis Property, including the Pedestrian Easement Area; provided, however, that Balabinis’ use and occupation of the Balabinis Property shall not interfere with any rights granted to the Village or any other party under this Agreement.

(b) **Public Art Easement Granted.** Balabinis hereby grants, declares, gives, and conveys to the Village and the Village’s contractors, agents, employees, representatives, successors, transferees, invitees, designees, and assigns, an irrevocable, perpetual easement in, upon, under, across, over, and through that portion of the Balabinis Property described and depicted on Exhibit D as the “Parcel 3 Easement” (“**Public Art Easement Area**”) for the location, construction, reconstruction, installation, inspection, operation, maintenance, alteration, repair, replacement, and removal of art installations, together with all related appurtenances deemed necessary by the Village, including, without limitation, images, messages, or displays (collectively, “**Art Display**”), which may, from time to time and without limitation, be painted, constructed, applied, or affixed to the wall located in the Public Art Easement Area, to a surface affixed to the wall located in the Public Art Easement Area, or otherwise located within the Public Art Easement Area (“**Public Art Easement**”).

(i) Art Display Approval. At least 30 days before painting, constructing, applying, or affixing an Art Display, the Village shall provide Balabinis with a plan depicting the Art Display for Balabinis’ review and approval, which approval shall not be unreasonably withheld. Balabinis shall have 15 days from the date Balabinis receives the plan depicting the Art Display to deliver in writing to the Village any objection to the Art Display. Balabinis’ failure to timely object in accordance with this Section 3(b)(i) shall constitute Balabinis’ approval of the Art Display.

(ii) Art Display Maintenance. The Village will be solely responsible, at the Village’s sole cost, for maintaining, repairing, and replacing the Art Display in accordance with the Village of Glen Ellyn Municipal Code.

(iii) Reservation of Rights. Balabinis, for itself and its heirs and assigns, reserves all such rights and privileges to use and occupy the Balabinis Property, including the Public Art Easement Area as set forth in Section 3(b)(iv); provided, however, that Balabinis’ use and occupation of the Balabinis Property shall not interfere with any rights granted to the Village or any other party under this Agreement.

(iv) Public Art Easement Area Modifications. In the event it is reasonably necessary to construct a door or window (“**Wall Modification**”) within the Public Art Easement Area to support a business located on the Balabinis Property, Balabinis shall: (1) notify the Village of the proposed Wall Modification; and (2) provide the Village a general description and drawing depicting the proposed Wall Modification and any impact the Wall Modification may

have on the Art Installation (“**Wall Modification Notice**”). Upon the Village receiving a Wall Modification Notice, the Village and Balabinis shall use their best efforts to mitigate the Wall Modification’s impact on the Art Display and the Public Art Easement Area, including, without limitation, investigating alternate designs and/or locations for the Wall Modification within the Public Art Easement Area or elsewhere. Upon: (a) the Parties agreeing upon a Wall Modification design; or (b) 90 days passing from the date the Village receives the Wall Modification Notice, whichever occurs first, Balabinis may submit a permit application and supporting documents to the Village seeking authorization to construct the Wall Modification. The Village will review Balabinis’ permit application in accordance with the Village’s ordinances, rules, and regulations, as amended, and Balabinis shall construct, operate, and maintain the Wall Modification in accordance with all Village ordinances, rules, and regulations, as amended. The Village’s inspection and approval of the completed Wall Modification shall, without any further action by the Parties being necessary, modify the Public Art Easement Area’s boundaries to exclude those portions of the Public Art Easement Area occupied by a door or window constructed as part of the Wall Modification. In no event shall Balabinis propose a Wall Modification or deliver a Wall Modification Notice to the Village before the 1-year anniversary of the installation of any Art Display in the Public Art Easement Area. Balabinis’ agrees to use its best efforts to accommodate and facilitate the safe removal of the Art Installation before undertaking any Wall Modification, including, without limitation, allowing the Art Installation to be removed, modified, secured, and protected before commencing Wall Modification construction.

4. Village Grant of Enclosure Easement. The Village hereby grants, declares, gives, and conveys to Balabinis and Balabinis’ contractors, agents, tenants, employees, representatives, successors, transferees, invitees, designees, and assigns, an irrevocable perpetual easement in, upon, under, across, over and through that portion of the Pedway Property described and depicted on Exhibit D as the “Enclosure Easement” (“**Enclosure Easement Area**”) for the purpose of dry storage of materials or equipment related to the Balabinis’ Property, together with the right to access the Enclosure Easement Area to reconstruct, install, inspect, operate, maintain, alter, repair, replace, and remove improvements located on, in, under, or over the Enclosure Easement Area for purposes authorized by this Agreement (“**Enclosure Easement**”). The Village, for itself and its heirs and assigns, reserves all such rights and privileges to use and occupy the Pedway Property, including the Enclosure Easement Area; provided, however, that the Village’ use and occupation of the Pedway Property shall not interfere with any rights granted to Balabinis or any other party under this Agreement.

5. Balabinis Grant of Trench Drain Easement; Trench Drain Maintenance. The Village shall be responsible for maintaining, at the Village’s sole cost, the trench drain located on that portion of the Balabinis Property described and depicted on Exhibit E as the “Easement Area” (“**Trench Drain Easement Area**”) in accordance with the Village of Glen Ellyn Municipal Code. Balabinis hereby grants, declares, gives, and coveys to the Village and the Village’s contractors, agents, employees, representatives, successors, transferees, invitees, designees, and assigns, an irrevocable, perpetual easement in, upon, under, across, over, and through the Trench Drain Easement Area for ingress, egress, and use for persons, material and equipment to access the Trench Drain Easement Area for the purposes of inspecting, operating, maintaining, altering, repairing, replacing, and removing the grate and trench drain located in the Trench Drain Easement Area (“**Trench Drain Easement**”). Balabinis, for itself and its heirs and assigns, reserves all such rights

and privileges to use and occupy the Balabinis Property, including the Trench Drain Easement Area; provided, however, that Balabinis' use and occupation of the Balabinis Property shall not interfere with any rights granted to the Village or any other party under this Agreement.

6. Pedestrian Easement Area Maintenance. The Village shall be solely responsible, at the Village's sole cost, for maintaining, repairing, and replacing the Pedestrian Easement Area in accordance with the Village of Glen Ellyn Municipal Code, including, without limitation, undertaking all snow removal activities.

7. Enclosure Fence Construction and Maintenance. By no later than December 1, 2021, the Village will construct, at the Village's sole cost, a fence measuring approximately 8 feet in height along the east and south boundary of the Enclosure Easement Area ("**Enclosure Fence**") for the purpose of screening the Enclosure Easement Area and any objects placed or stored therein from the Pedway Property. Thereafter, Balabinis shall be solely responsible, at Balabinis' sole cost, for maintaining, repairing, and replacing the Enclosure Fence and the Enclosure Easement Area, including, without limitation, the surface of the of the Enclosure Easement Area within 30 days notice from the Village. Balabinis shall not store any materials in the Enclosure Easement Area above the height of the fence.

8. Downspout Connection and Maintenance. By no later than December 1, 2021, the Village will connect, at the Village's sole cost, the downspout currently located in the Pedestrian Easement Area to a public storm sewer. Balabinis shall own and be solely responsible, at Balbinas' sole cost, for maintaining, repairing, and replacing the downspout and public storm sewer from the building to the cleanout in accordance with the Village of Glen Ellyn Municipal Code.

9. Outdoor Seating Area. Subject to this Section's terms, the Village grants any restaurant ("**Tenant**") who has signed a lease agreement with Balabinis for the property located at 427 N. Main Street, Glen Ellyn, IL on or before June 1, 2021 an exclusive option ("**Option**") to negotiate the terms of a license agreement with the Village ("**License**") authorizing the Tenant to utilize the outdoor seating area depicted on Exhibit F ("**Seating Area**") for outdoor dining. The Tenant may only exercise the Option by entering into a License with the Village on or before June 1, 2021, on terms approved by the Village Attorney. The Option shall automatically and immediately terminate without need for any further action by the Parties on June 1, 2021. The Village will provide Balabinis with 30 days' notice should any License executed by the Tenant and the Village on or before June 1, 2021 be terminated by the Village.

10. Indemnity. The Village shall hold harmless, release, and indemnify Balabinis, its tenants and their employees, agents, successors, and assigns, from all claims, causes of action, suits, damages, injuries to property and persons, including loss of life, demands, liability, loss, liens, penalties, fines, interest, costs and expenses (including, without limitation, reasonable attorneys' fees and litigation costs), which are in any manner caused by the Village and its officials, employees, agents, successors and assigns, acts or omissions related to the Pedestrian Easement and any work associated with or operation of the Pedestrian Easement. Balabinis shall hold harmless, release, and indemnify the Village and its employees, agents, contractors, successors, and assigns, from all claims, causes of action, suits, damages, injuries to property and persons, including loss of life, demands, liability, loss, liens, penalties, fines, interest, costs and expenses (including,

without limitation, reasonable attorneys' fees and litigation costs), which are in any manner caused by Balabinis and its officials, employees, agents, tenants, successors and assigns, acts or omissions related to the Enclosure Easement and any work associated with or operation of the Enclosure Easement.

11. Insurance. Before commencing any work associated with this Agreement, the Village shall obtain and provide to Owner evidence of liability insurance, with limits and coverage acceptable to Balabinis naming Balabinis, its tenants, employees, agents, successors, and assigns as additional insureds, and covering Balabinis, and all of its tenants, employees, agents, successors, and assigns from liability arising from the activities of the Village in connection with work associated with this Agreement. Such certificate of insurance shall provide that the insurance may not be cancelled or non-renewed without at least a 30-day advance written notice to Owner. Before commencing any work associated with this Agreement within the Enclosure Easement Area, Balabinis shall obtain and provide to Village evidence of liability insurance, with limits and coverage acceptable to Village naming Village, its tenants, employees, agents, successors, and assigns as additional insureds, and covering Village, and all of its tenants, employees, agents, successors, and assigns from liability arising from the activities of Balabinis in connection with work associated with this Agreement. Such certificate of insurance shall provide that the insurance may not be cancelled or non-renewed without at least a 30-day advance written notice to Village.

12. Binding Effect. This Agreement and its terms, including, without limitation, the Pedestrian Easement and the Enclosure Easement, shall run with the land and shall bind and inure to the benefit of the Parties and their respective successors, heirs, and assigns.

13. Amendments. This Agreement may only be amended by a written instrument executed by both Parties.

14. Severability. In the event any portion of this Agreement is found to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such finding as to that portion shall not affect the validity, legality, or enforceability of the remaining portions of the Agreement.

15. Governing Law; Venue. This Agreement shall be governed by the laws of the State of Illinois. Venue for all disputes arising under this Agreement shall lie exclusively in a court of competent jurisdiction located in DuPage County, Illinois.

16. Authority. All of the individuals signing this Agreement represent that they have the full legal power, right, and actual authority to bind their respective Parties to the terms and conditions hereof.

17. Notices. Any notices required to be given by any Party to any other Party shall be in writing, and all such notices shall be made either (a) by personal delivery, (b) by a recognized courier service, such as Federal Express or UPS, or (c) by United States certified mail, postage prepaid, addressed to the receiving Party at the following addresses, or at such other place as any Party may from time to time designate in writing. Notice will be effective upon receipt if delivered personally, on the date signed for if delivered by courier service, or on the earlier of actual receipt or three (3) days after deposit in the U.S. mail if notice is provided by mailing.

If to Balabinis:

Katy Balabinis Trust 10/11/19 and Vivien G Kouros Trust 10/11/19
124 Danada Drive
Wheaton, IL 60189
Attn: Katy Balabinis and Vivien Kouros

And

Chris Kouros
465 Hillside Avenue
Glen Ellyn, IL 60137

If to Village:

Village of Glen Ellyn
Attn: Village Manager
535 Duane Street
Glen Ellyn, IL 60137

18. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

19. Recording. The Village shall cause this Agreement to be recorded at its sole expense with the DuPage County, Illinois, Recorder of Deeds.

20. Effective Date. The Effective Date shall be the last date on which either Party executes this Agreement.

21. Entire Agreement. This Agreement, including all exhibits, constitutes the entire agreement between the Parties and supersedes any and all prior agreements and negotiations between the Parties, whether written or oral, relating to the matters addressed in this Agreement.

22. Interpretation. This Agreement should be construed without regard to who drafted the various provisions of this Agreement. Each and every provision of this Agreement should be construed as though the Grantor and the Village participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting party is not applicable to this Agreement.

23. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person or entity may be made, or be valid, against Balabinis or the Village.

24. No Joint Venture. Nothing contained in this Agreement shall be deemed or construed to create any relationship of principal and agent, or of limited or general partnership, or of joint venture, or of any association by and between the Grantor and the Village.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have executed this Easement Agreement and Release as of the date(s) set forth below.

**Chicago Title Land Trust Company,
as successor Trustee under trust agreement dated
September 2, 1986 and known as Trust No. 3376**

Name:
Title:
Date:

VILLAGE OF GLEN ELLYN

Name:
Title:
Date:

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me by the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary's seal this ____ day of _____, 2021.

SEAL

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me by the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary's seal this ____ day of _____, 2021.

SEAL

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that_____, of the Village of Glen Ellyn, DuPage County,
Illinois, personally known to me by the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledge that he/she signed, sealed, and
delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary's seal this ____ day of _____, 2021.

SEAL

NOTARY PUBLIC

EXHIBIT A

Legal Description of the Balabinis Property

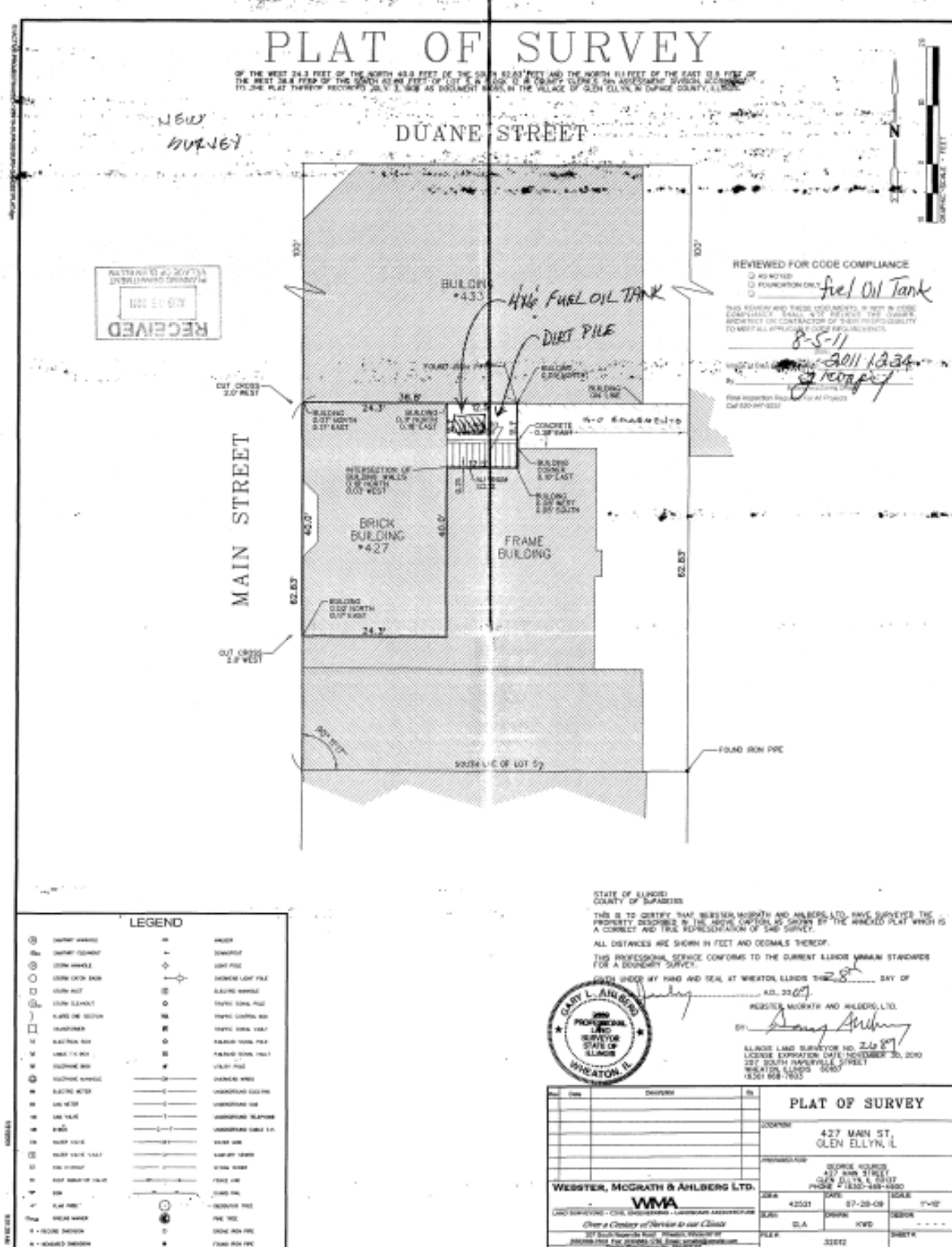


EXHIBIT B

Legal Description of the Pedway Property

THE EAST 29.2 FEET OF THE NORTH 11.1 FEET OF THE SOUTH 62.83 FEET AND THE EAST 41.7 FEET OF THE SOUTH 51.73 FEET AND ALSO THE SOUTH 22.5 FEET OF THE WEST 24.3 FEET OF LOT 5 IN BLOCK 12 OF THE COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN THE VILLAGE OF GLEN ELLYN, IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINIOIS

Depiction and Description of Pedestrian Improvements

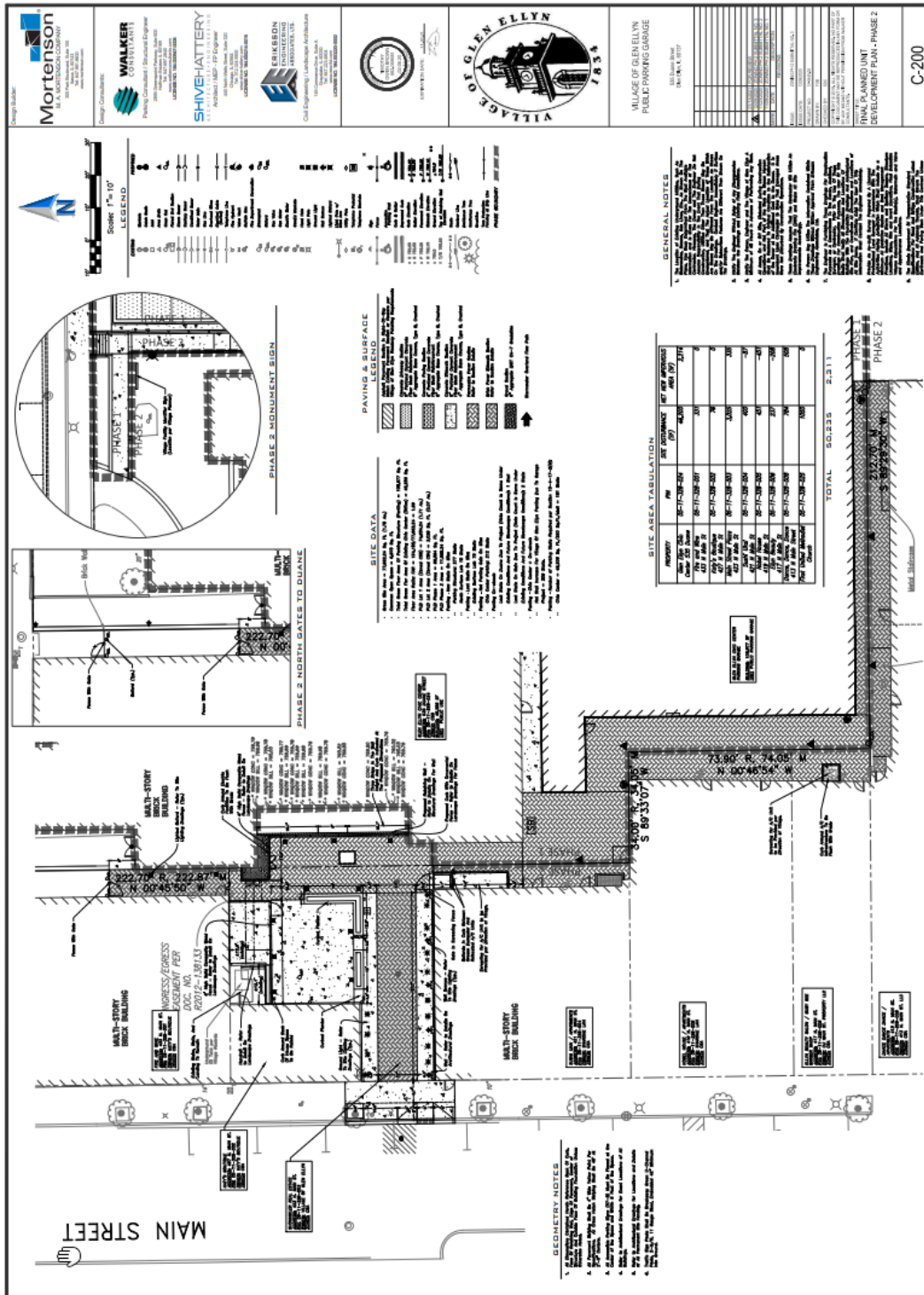


EXHIBIT C – Page 2 of 2

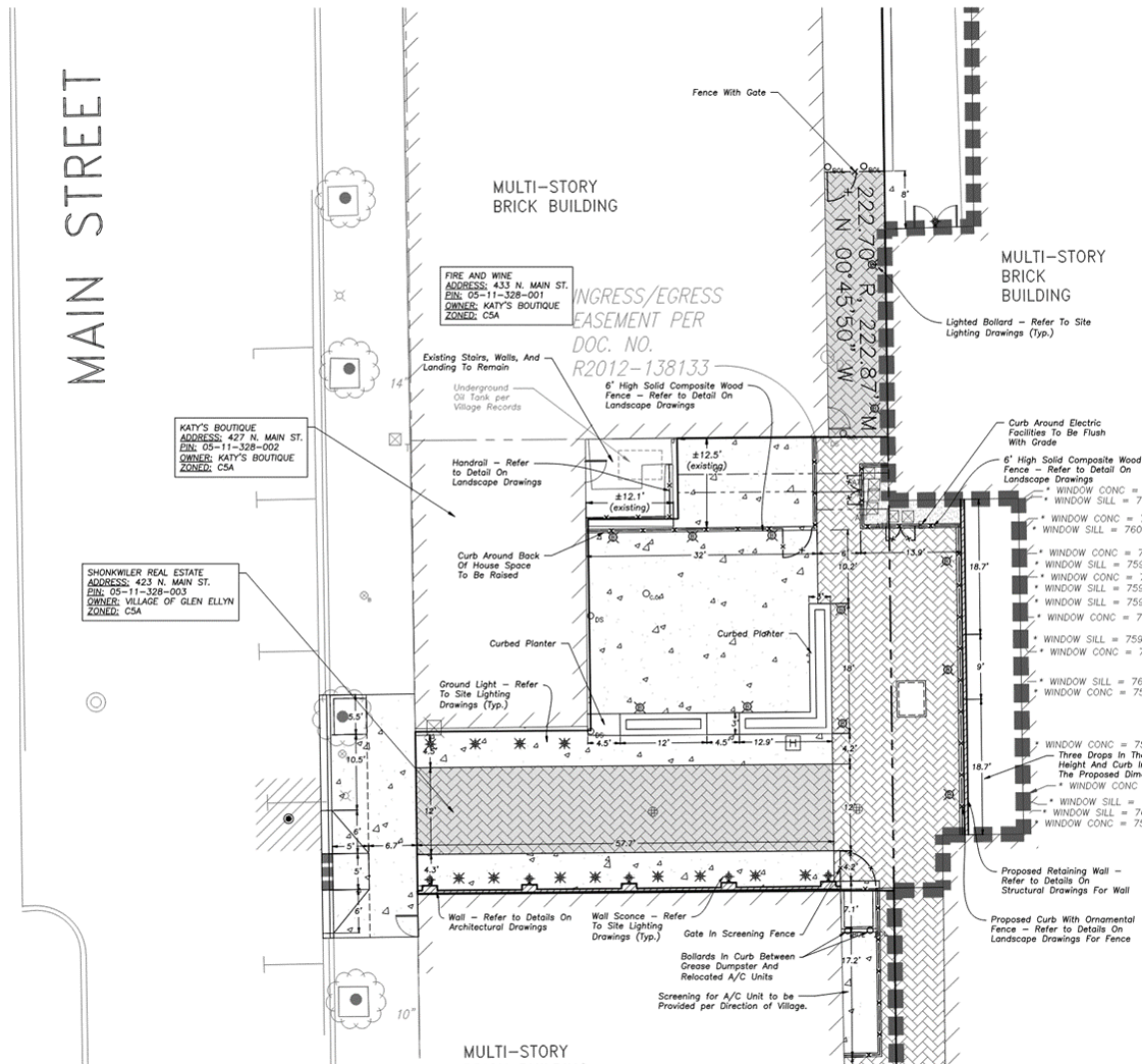


EXHIBIT D

Depiction and Description of the Pedestrian Easement Area and Enclosure Easement Area

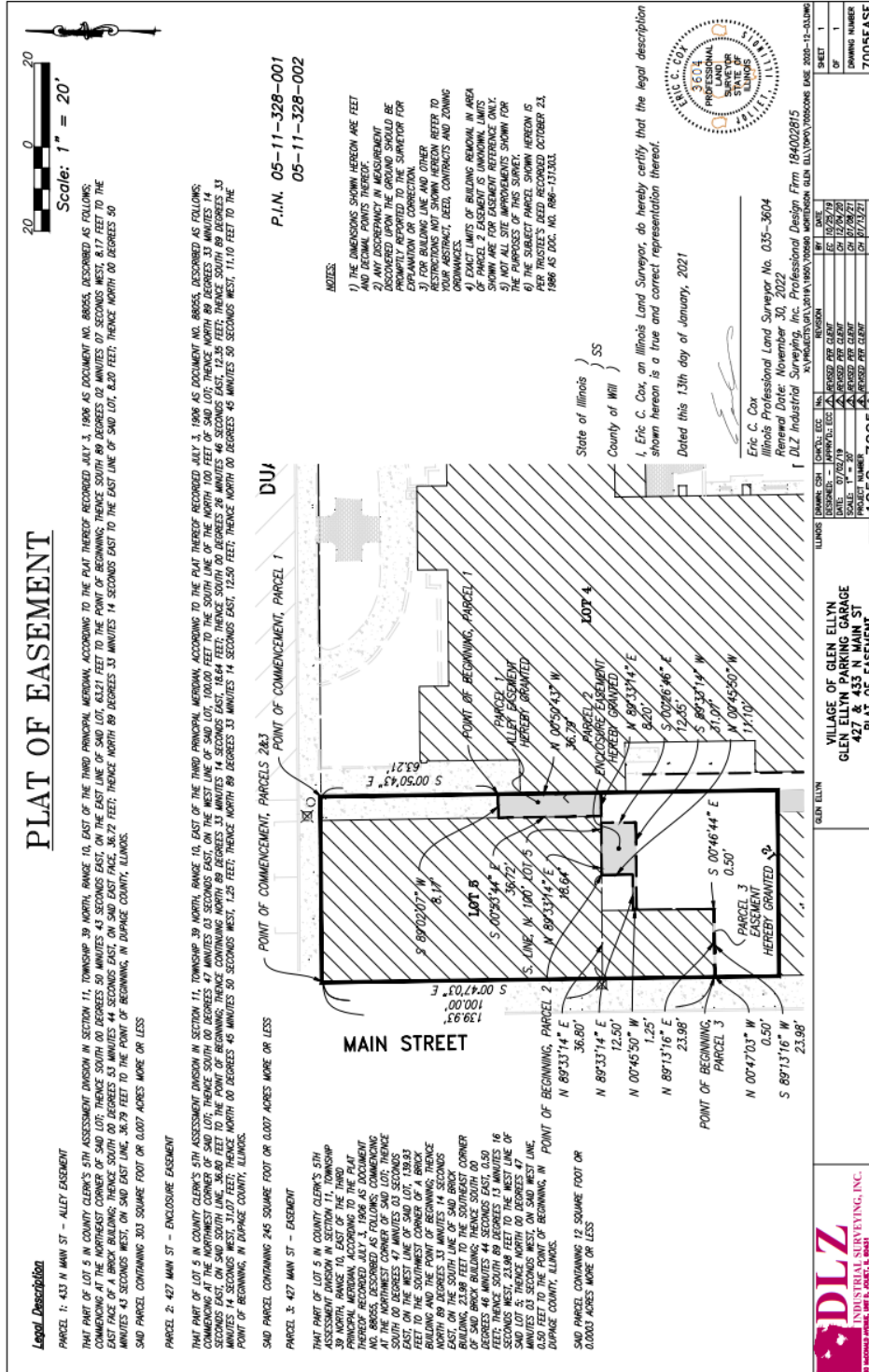


EXHIBIT E

Depiction and Description of Trench Drain Easement Area

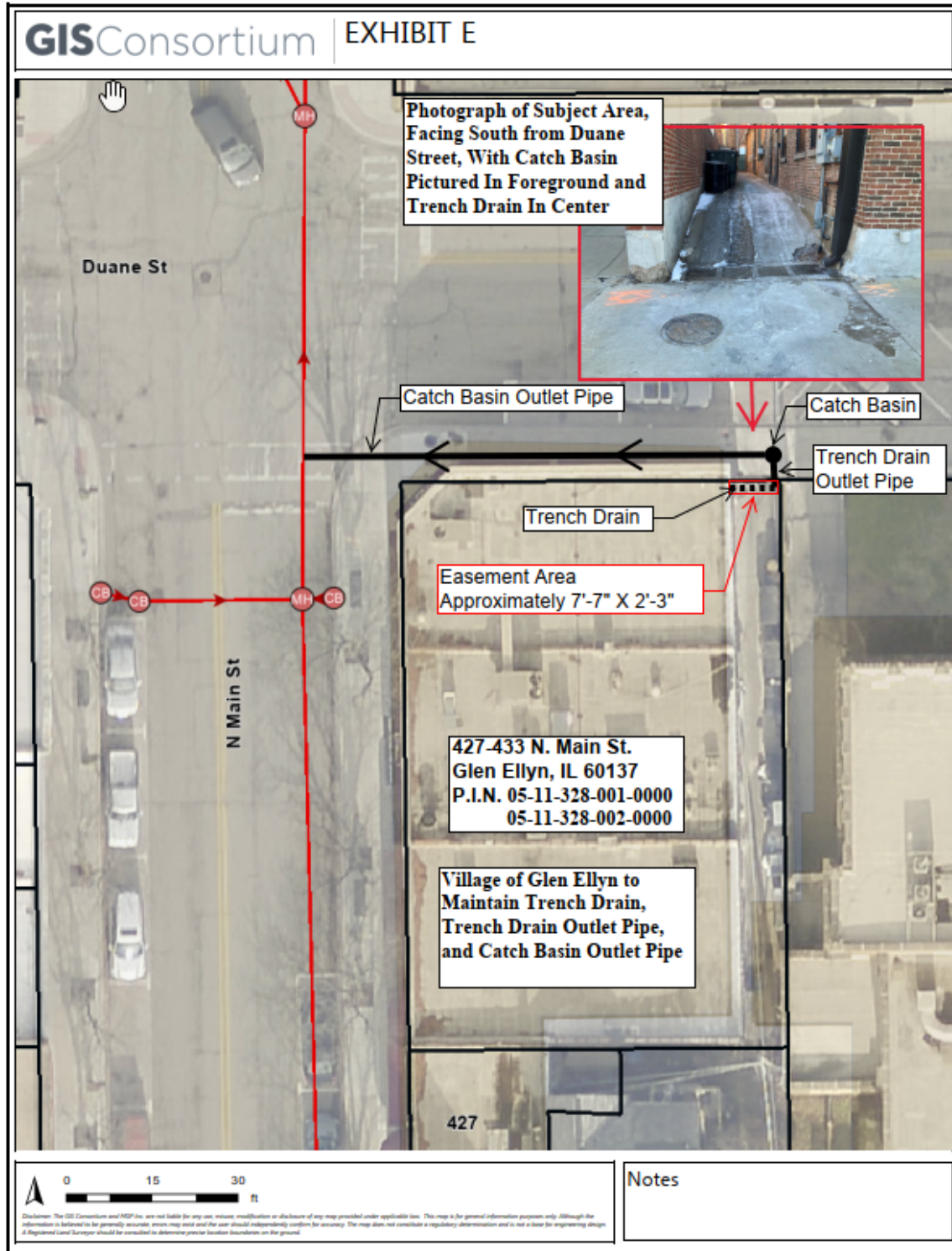
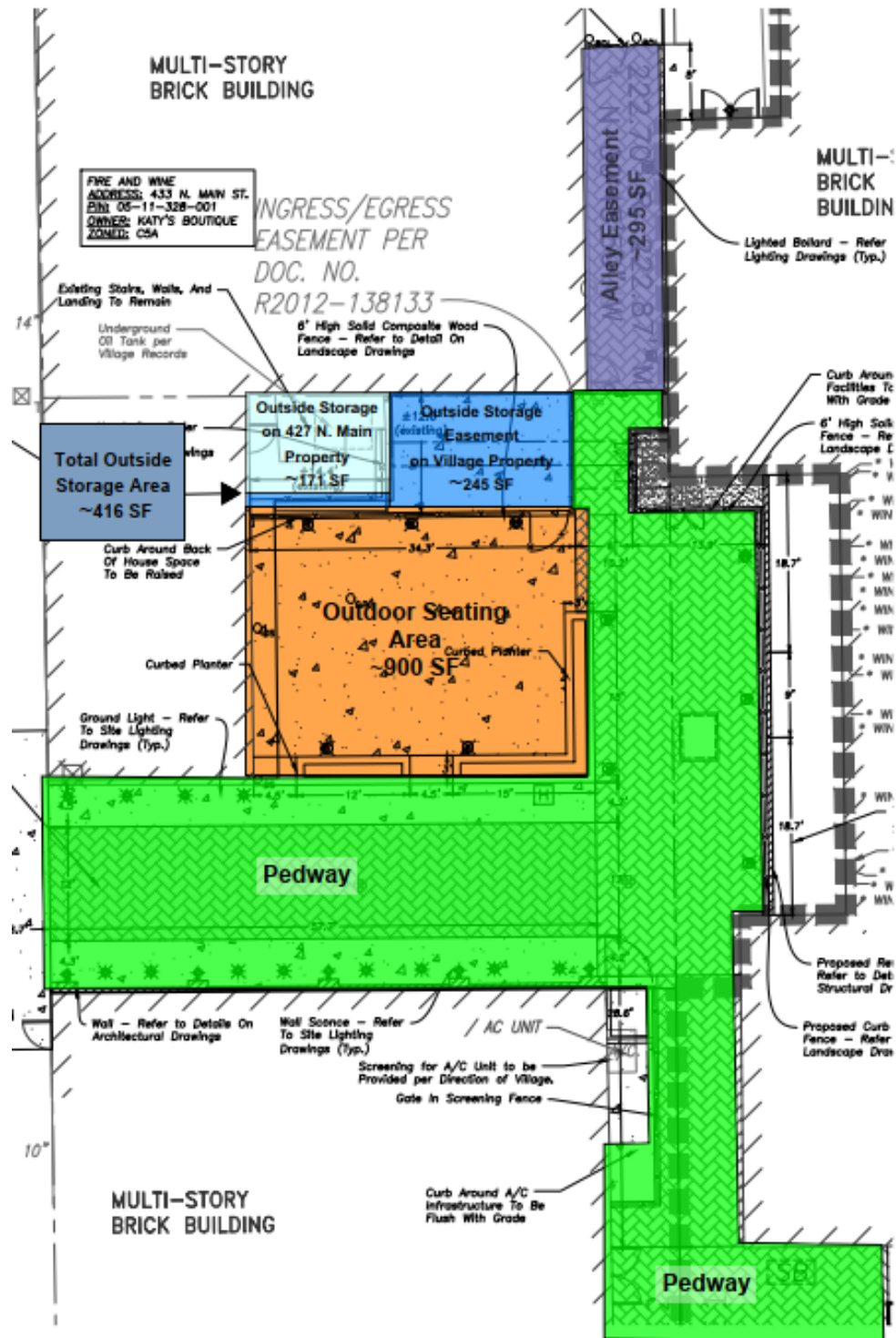


EXHIBIT F

Depiction of the Seating Area (Orange)



CONSTRUCTION LICENSE AND ACCESS AGREEMENT

This Construction License and Access Agreement (“**Agreement**”) is made as of _____, 2021, by and between K A T Y BALBANIS TRUST 10/11/19 AND VIVIEN G KOUROS TRUST 10/11/19, (“**Owner**”), and M. A. MORTENSON COMPANY, a Minnesota corporation (“**Mortenson Construction**”) and the VILLAGE OF GLEN ELLYN, a Municipal Corporation (“**Village**”).

RECITALS

A. Owner owns land located at 427 N. Main Street, Glen Ellyn IL 60137 and 433 N. Main Street, Glen Ellyn, IL 60137 (collectively, the “**Owner Property**”).

B. Mortenson Construction is performing work in the area of the Owner Property for the Village and has requested that Owner grant to Mortenson Construction the right to use the area of the Owner Property depicted on Exhibit A attached hereto (the “**Temporary Plat of Easement for Construction**”) as the “Temporary Construction Easement” (“**Easement Premises**”) for the purposes of accessing the Easement Premises and performing the work described on Exhibit B attached hereto and Mortenson Construction’s other work for the Village in the area of the Owner Property (collectively, the “**Work**”) during the period of time described in this Agreement.

C. Owner is willing to grant Mortenson Construction the rights described herein for the purposes of installing and accessing the Work.

D. Mortenson Construction is willing to accept the Agreement herein granted on the terms and conditions hereinafter stated.

THEREFORE, in consideration of the covenants and agreements hereafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortenson Construction and Owner hereby agree as follows:

1. Grant. Owner hereby grants to Mortenson Construction the exclusive and irrevocable right and agreement to use the Easement Premises on the Owner Property to perform and install the Work, including without limitation the storing of construction materials and equipment, laydown and pickup of construction materials, dumpster storage and use, truck access to the Easement Premises for purposes of performing the Work, and such other uses as may be reasonably ancillary thereto for the Construction Period (defined below), as it may be extended as set forth herein.

2. Term. The term of this Agreement, also known as the Construction Period, will begin on the date that Mortenson Construction commences Work on the Easement Premises, and continue for a period of 240 days thereafter (the “**Initial Construction Period**”). Upon written notice by Mortenson Construction, the Construction Period will be extended by up to four thirty (30) day periods (each, an “**Extension Period**”).

3. Use of the Owner Property. This Agreement is granted to Mortenson Construction for the purposes stated above. Mortenson Construction will not be entitled to use the Easement Premises for any other purpose or for any other reason. Prior to the expiration of the Construction Period, Mortenson Construction will remove all property, debris, and trash from the Easement Premises. Mortenson Construction will not bring to or upon, or cause to be brought to or upon, the Easement Premises any hazardous wastes or substances as defined by federal and state law, except in compliance with applicable law.

4. Insurance. Mortenson Construction will maintain comprehensive general liability, professional liability, and employer's liability for bodily injury and property damage liability, covering all of the operations of Mortenson Construction, with limits of liability which will not be less than Two Million Dollars (\$2,000,000) combined single limit per occurrence or One Million Dollars (\$1,000,000) bodily injury per occurrence and One Million Dollars (\$1,000,000) property damage per occurrence. Owner will be named as an additional insured under such policies.

5. Miscellaneous.

a. Notices. All notices, demands, acceptances and approval required hereunder will be in writing and served either by overnight delivery by a reputable express delivery carrier or by personal delivery, to the address shown below, until notification of a change of address:

Owner's Address: Katy Balbanis Trust 10/11/19 and Vivien G Kouros Trust 10/11/19
124 Danada Drive
Wheaton, IL 60189
Attn: Katy Balbanis and Vivien Kouros

Mortenson Construction's
Address:
300 Park Blvd.
Suite 100
Itasca, IL 60143
Attn: Andy Stapleton

Notices, properly addressed and mailed will be deemed delivered on the earlier of actual receipt or the first business day following such mailing.

b. Entire Agreement. This instrument constitutes the entire agreement between the parties respecting this Agreement. This Agreement cannot be amended except in writing executed by both parties hereto.

c. Binding Effect. This Agreement will inure to the benefit of and bind the respective successors, heirs, personal representatives and permitted assigns of the parties hereto.

d. Counterparts. This Agreement may be signed in two or more counterparts, each of which will be an original and all of which will constitute one and the same instrument.

e. Governing Law. This Agreement is governed by the laws of the State of Illinois.

f. No Joint Venture. Nothing herein will be construed to create a joint venture between the parties hereto

g. Authority. Owner represents, warrants and covenants that (i) it has full power and authority to grant the Agreement provided for herein, and that no consent of any third party, is required in connection herewith and (ii) the individual executing this Agreement on behalf of Owner has the full power and authority to do so. Mortenson Construction represents and warrants that (i) it has the full power and authority to enter into this Agreement and perform its obligations hereunder without the necessity of the approval or consent of any third party and (ii) the individual executing this Agreement on behalf of Mortenson Construction has the full power and authority to do so.

[Signature Pages Follow]

SIGNATURE PAGE
TO
CONSTRUCTION LICENSE AND ACCESS AGREEMENT
BETWEEN
K A T Y BALBANIS TRUST 10/11/19 AND VIVIEN G KOUROS TRUST 10/11/19 AND
M. A. MORTENSON COMPANY

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the date first above written.

MORTENSON CONSTRUCTION:

M. A. MORTENSON COMPANY,
a Minnesota corporation

By: _____
Its: _____

OWNER:

K A T Y BALBANIS TRUST 10/11/19 AND
VIVIEN G KOUROS TRUST 10/11/19

By: _____
Its: _____

VILLAGE:

By: _____
Gary Fasoules

Its: _____
Village President

EXHIBIT A

Temporary Plat of Easement for Construction

(Attached)



TEMPORARY PLAT OF EASEMENT

Legal Description

PARCEL 1: 433 N MAIN ST - TEMPORARY CONSTRUCTION EASEMENT

THAT PART OF LOT 5 IN COUNTY CLERK'S 5TH ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88065, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 50 MINUTES 43 SECONDS EAST, ON THE EAST LINE OF SAID LOT, 100.00 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF SAID LOT; THENCE SOUTH 89 DEGREES 14 SECONDS WEST, ON SAID SOUTH LINE, 8.20 FEET TO THE EAST FACE OF A BRICK BUILDING; THENCE NORTH 00 DEGREES 53 MINUTES 44 SECONDS WEST, ON SAID EAST FACE, 100.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 31 MINUTES 23 SECONDS EAST, ON SAID NORTH LINE, 8.29 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 824 SQUARE FOOT OR 0.019 ACRES MORE OR LESS

PARCEL 2: 427 MAIN ST - TEMPORARY CONSTRUCTION EASEMENT

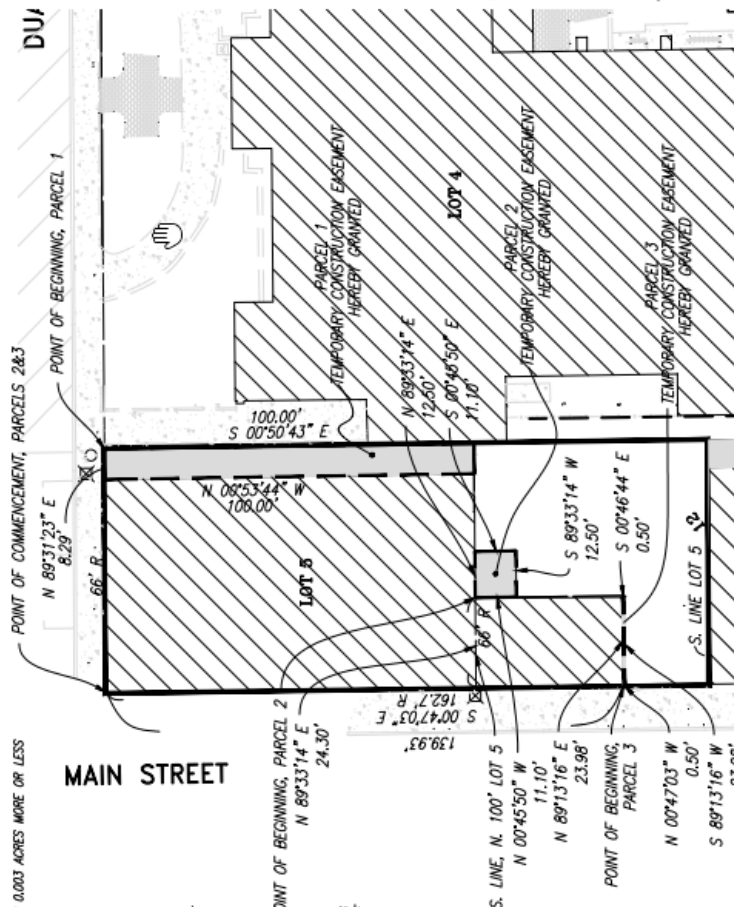
THAT PART OF LOT 5 IN COUNTY CLERK'S 5TH ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88065, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 47 MINUTES 03 SECONDS EAST, ON THE WEST LINE OF SAID LOT, 100.00 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 5; THENCE NORTH 89 DEGREES 31 MINUTES 14 SECONDS WEST, ON SAID SOUTH LINE, 24.30 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 14 SECONDS EAST, 12.50 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 50 SECONDS WEST, 11.10 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 139 SQUARE FOOT OR 0.003 ACRES MORE OR LESS

PARCEL 3: 427 MAIN ST - TEMPORARY CONSTRUCTION EASEMENT

THAT PART OF LOT 5 IN COUNTY CLERK'S 5TH ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88065, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 47 MINUTES 03 SECONDS EAST, ON THE WEST LINE OF SAID LOT, 138.83 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 31 MINUTES 14 SECONDS WEST, ON SAID SOUTH LINE, 24.30 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 12 SQUARE FOOT OR 0.0003 ACRES MORE OR LESS



P.L.N. 05-11-328-001
05-11-328-002

NOTES:

- 1) THE DIMENSIONS SHOWN HEREON ARE FEET AND DECIMAL POINTS THEREOF.
- 2) ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
- 3) THE SURVEYOR'S FIELD AND OTHER RECORDS DO NOT SHOW HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.
- 4) EXACT LIMITS OF BUILDING REMOVAL IN AREA OF PARCEL 2 EASEMENT IS UNKNOWN. LIMITS SHOWN ARE FOR EASEMENT REFERENCE ONLY.
- 5) NOT ALL SITE IMPROVEMENTS SHOWN FOR THE PURPOSES OF THIS SURVEY.
- 6) THE SUBJECT PARCEL SHOWN HEREON IS PER TRUSTEE'S DEED RECORDED OCTOBER 23, 1986 AS DOC. NO. R86-131.903.

State of Illinois }
County of Will }

I, Eric C. Cox, an Illinois Land Surveyor, do hereby certify that the legal description shown hereon is a true and correct representation thereof.

Dated this 15th day of January, 2021



Eric C. Cox

Illinois Professional Land Surveyor No. 035-3604

Renewal Date: November 30, 2022

DLZ Industrial Surveying, Inc. Professional Design Firm 184002815

DRAWN: CSH	DATE: 07/02/19 SCALE: 1" = 20' PROJECT NUMBER: 1950-7005	BY: DATE	REVISION	
			DESIGNED: - APPROVAL: EOC	
			REVISED PER CLIENT	
			REVISED PER CLIENT	
VILLAGE OF GLEN ELLYN GLEN ELLYN PARKING GARAGE 427 & 433 N MAIN ST PLAT OF EASEMENT		SHEET 1 OF 1		
DLZ INDUSTRIAL SURVEYING, INC. 184002815 PHONE (815) 755-8444 FAX (815) 755-8444		DRAWING NUMBER: 7005EASE		

EXHIBIT B

DESCRIPTION OF WORK ON OWNER'S PROPERTY

427 N. Main

- Installation of metal handrail down existing stairs
- Installation of 6' composite wood fence
- Installation of new landscaping)
- Tuckpoint and paint existing south wall for future mural art
- Installation of new 5" concrete pavement

433 N. Main

- Installation of (2) composite wood fence / gate and bollards
- Removal of existing hardscape
- Installation of new paver system
- Extend storm sewer to existing downspout
- Tie in of existing downspout to the storm sewer



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Budget
Prepared By: Christina Coyle

**AGENDA ITEM (ID
2021-940)**

DOC ID: 2021-940

Ordinance No. 6856, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ended December 31, 2020

Statement of the Issue:

As part of the year-end close process for FY2020, we bring known budget amendments to the Village Board for consideration. Also, it is possible that accruals made while preparing for the fiscal year audit would necessitate a budget amendment. If additional amendments are needed, those would be brought to the Village Board in Spring 2020.

Analysis:

Staff presented those funds that were over budget to the Village Board at the February 16 Board Workshop. Those funds were:

General Fund

All Covid-19 costs were incurred and tracked in the General Fund. While those costs for 2020 were over \$1.5 million, other costs were trimmed to result in a budget overage of \$321,148.

Forfeiture Fund

The federal forfeiture program has strict regulations on budgeting for federal funds which does not allow for budgeting for anticipated receipts. Typically, the Village errs on caution and only budgets for expenditures which fall within the amount available in the forfeiture bank account at the start of the budget year. Therefore, as funds come in during the year the Village will use these for allowable program expenditures. Then, at the end of the year, the Village will amend the budget to reflect actual activity. The budget should be amended to reflect \$201,376 of federal program expenditures and \$942 of state forfeiture program expenditures.

The major expenditures in each category are as follows:

Federal Forfeiture: K9 expenditures, salary expenses, the start of the staffing study and other operating supplies

State Forfeiture: expenditures supporting our DEA officer

Corporate Reserve Fund

Some of the comprehensive plan rolled into 2020 from 2019. Also, the Village incurred costs to sell 825 N/ Main. The fund also received revenues higher than budget due to the sale of 825 N. Main and overall change in fund balance (net income) ended up higher than budget.

Refuse

Due to Covid-19 and a large portion of refuse customers working from home, customers switched from smaller totter sizes to larger sizes, which increases the cost in the fund. The fund also incurred clean-up costs from a major summer storm in 2020. The amendment required for the fund is \$105,517.

Insurance

The Fund reimbursed a property owner for damage caused due to a water main break. The MICA premium (liability, property, and workers compensation insurance) for 2020 was also higher than budgeted. The amendment for the fund is \$32,486.

The attached ordinance and schedule of amendments includes both adjustments to expenses as well as revenues. Amendment amounts have been rounded.

Budget Impact:

As noted above.

Action Requested:

Approve the ordinance amending the budget for FY2020.

Attachments:

1. FY2020 Closing Amendment Ordinance
2. Attachment A Schedule of Year End Amendments



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ended December 31, 2020**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

**PREPARED BY AND MAIL TO:
VILLAGE OF GLEN
ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET**

Ordinance No. _____

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ended December 31, 2020**

Whereas, the Board of Trustees of the Village of Glen Ellyn on November 12, 2019, passed the annual budget for the Village of Glen Ellyn for the Fiscal Year 2020 (January 1, 2020 to December 31, 2020) containing amounts estimated for payment of CURRENT obligations; and

Whereas, certain expenditures have been identified that were necessary for Fiscal Year 2020;

Whereas, cash reserves or other revenues are available to be utilized to satisfy these expenditures;

Now, Therefore, be it Ordained by the President and the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The budget for the Fiscal Year ending December 31, 2020, is hereby amended to provide funds for expenditures/expenses as identified in Attachment A.

Section Two: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes		Kelli Christiansen		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
Nays		Kelli Christiansen		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
Absent		Kelli Christiansen		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of

_____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENT A

VILLAGE OF GLEN ELLYN
SCHEDULE OF AMENDMENTS

Account		Account Name	Amendment Amount		Description
121200	530600	EMERGENCY PURCHASES	\$	322,000.00	COVID-19 PURCHASES
General Fund Subtotal:			\$	322,000.00	
2000	489000	MISCELLANEOUS INCOME	\$	(584,000.00)	SALE OF 825 N. MAIN
20000	521055	ARTICLE 36 SEIZED REVENUES	\$	8,500.00	COMPREHENSIVE PLAN
20000	580150	REAL ESTATE PURCHASES/SALES	\$	8,300.00	CLOSING COSTS 825 N. MAIN
Corporate Reserve Fund Subtotal:			\$	(567,200.00)	
2700	480125	FEDERAL DRUG FORFEITURE REVENUES	\$	(87,000.00)	FEDERAL FORFEITURE REVENUES
2700	480130	ARTICLE 36 SEIZED REVENUES	\$	(7,700.00)	ARTICLE 36 SEIZED REVENUES
27200	520931	FEDERAL DRUG FORFEITURE	\$	202,000.00	FEDERAL FORFEITURE EXPENDITURES
27300	520933	STATE FORFEITURE	\$	1,000.00	STATE FORFEITURE EXPENDITURES
Forfeiture Fund Subtotal:			\$	108,300.00	
5400	440540	TRASH DISPOSAL REVENUES	\$	(50,000.00)	CUSTOMERS SWITCHING TO LARGER TOTES
54000	520180	REFUSE COLLECTION	\$	50,000.00	CUSTOMERS SWITCHING TO LARGER TOTES
54000	520185	BRUSH PICK UP SERVICE	\$	56,000.00	COD PORTION OF RENOVATION
Refuse Fund Subtotal:			\$	56,000.00	
60000	520885	MICA INSURANCE	\$	33,000.00	INCREASED PREMIUM AND DAMAGE COSTS
Police Pension Fund Subtotal:			\$	33,000.00	
Grand Total:			\$	<u>(47,900.00)</u>	

Note: Increases to revenues are presented as negative amounts to arrive at the net increase to the budget.



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2021 7:00 PM
Department: Finance
Department Head:
Category: Budget
Prepared By:

AGENDA ITEM (ID # 2021-881)

DOC ID: 2021-881

Ordinance No. 6857, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2021 to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements

Statement of the Issue:

Not all projects fit neatly into the confines of a fiscal year. Therefore, at the start of each fiscal year, the Village Board passes an encumbrance amendment to carry forward projects into the current fiscal year.

Analysis:

Background

After the start of each fiscal year, the Village board has traditionally approved carrying forward encumbrances from the prior fiscal year budget to the new fiscal year budget to continue projects already in progress.

An encumbrance is a commitment to a future expense/expenditure. Contracts over \$35,000 are reviewed and authorized by the Village Board. Once Village Board approval is obtained, an encumbrance (or purchase order) is created in our financial system to reserve funds to pay for the project through to completion and also to ensure that the funds are not used for other purposes. On some occasions, encumbrances below \$20,000 are prepared and approved by appropriate levels of management.

During the life of the project, as payments are made, the remaining encumbrance amount is reduced until the project is completed and the encumbrance is closed. By their nature, many of these projects/expenses take considerable time to complete and will often cross the boundaries of our fiscal year cycle. Because we cannot know with certainty the amount of money that will be spent on each of these encumbrances prior to the end of each fiscal year (December 31), we have not attempted to include the amount of remaining encumbrances into the next fiscal year budget (which needs to be approved before December 31). Rather, we amend the budget (in this case the recently adopted Fiscal Year 2021 budget which began January 1, 2021) by the amount of encumbrances remaining at the close of the prior fiscal year on December 31, 2020. In

previous years, the Village board approved \$4.8 million (2020), \$7.5 million (2019), and \$5.5 million (2018) in budget amendments.

Subject

A detailed list of the carry-forward encumbrances is included with the ordinance as Attachment A and details out the purpose for each line item. The vast majority of these items are tied to a specific purchase order which have been previously approved by the board. However, there are a few additional items included in this carry-forward amendment. If those items are above \$35,000, then they will come to the Board before purchase proceeds.

The largest carryforward item in this amendment is the Civic Center Parking Garage, with an amount to be carried forward of \$4.6 million, over half of the total amendment being proposed.

Budget Impact:

N/A

Action Requested:

A total of \$8,832,939.80 in encumbrances and planned expenditures is proposed to be added to the Fiscal Year 2021 budget via the attached budget amendment ordinance for consideration by the Village Board. A detailed listing of the carry-forward encumbrances is included with the ordinance as Attachment A.

Attachments:

1. Attachment A Encumbrance Amendment 2021
2. Ordinance Encumbrance Amendment

ATTACHMENT A

VILLAGE OF GLEN ELLYN
SCHEDULE OF OPEN ENCUMBRANCES TO BE CARRIED FORWARD TO 2021 BUDGET
AS OF DECEMBER 31, 2020

Account	Project #	Vendor	PO #	Open PO Amount	Description
121400	520975	DELL MARKETING	20200056	10,578.00	MICROSOFT EXCHANGE AND OFFICE
121400	570117	ACP CREATIV IT LLC	20200029	1,287.34	AUDIO VISUAL SYSTEM
121400	570117	ACP CREATIV IT LLC	20200050	13,951.95	BOARD ROOM ZOOM INTEGRATION
126500	520406	GRAHAM ENTERPRISES INC	20200054	30,000.00	FAÇADE IMPROVEMENT AWARD
126500	520406	LOS BURRITOS TAPATIOS INC	20200063	30,000.00	FAÇADE IMPROVEMENT AWARD
General Fund Subtotal: \$				85,817.29	
20000	521055	HOUSEAL LAVIGNE ASSOCIATES	20180043	9,767.50	COMPREHENSIVE PLAN
Corporate Reserve Fund Subtotal: \$				9,767.50	
21000	580100	13002 ILLINOIS STATE TREASURER	20150024	131,266.00	CRESCENT BLVD CONSTRUCTION
Motor Fuel Tax Fund Subtotal: \$				131,266.00	
24000	570125			50,000.00	FS#2 KITCHEN AND BATH REMODEL
24000	570125			131,266.00	FS#2 CONCRETE PAD FOR TRAINING STRUCTURE
Fire Services Fund Subtotal: \$				181,266.00	
25000	520406	MARINELLA'S RISTORANTE	20200012	15,000.00	FAÇADE AWARD
25000	520406	TRANS HOLDINGS CORP	20200052	25,000.00	INTERIOR AWARD
25000	520406	KO-ZE LLC	20200055	75,000.00	INTERIOR AWARD
25000	520406	JENNIFER J SHANNON	20200062	13,500.00	FAÇADE AWARD
25000	521055	HOUSEAL LAVIGNE ASSOCIATES	20200047	33,250.00	DOWNTOWN 3D IMMERSIVE MODEL
25000	521055	HUFF & HUFF	20200031	11,869.85	ENVIRONMENTAL ENGINEERING
Central Business District TIF Fund Subtotal: \$				173,619.85	
27200	520931	MCGRATH CONSULTING GROUP	20200060	32,475.00	POLICE STAFFING STUDY
Forfeiture Fund Subtotal: \$				32,475.00	
40000	580100	WESTERN REMAC, INC	20180057	85,650.00	WAYFINDING SIGNAGE
40000	580100	15009 ALFRED BENESCH & COMPANY	20180046	34,655.40	TAYLOR AVE PEDESTRIAN TUNNEL ENGINEERING
40000	580100	15009 ILLINOIS STATE TREASURER	20180045	280,284.12	TAYLOR AVE PEDESTRIAN TUNNEL
40000	580100	15009 UNION PACIFIC RAILROAD	20180044	108,360.00	TAYLOR AVE PEDESTRIAN TUNNEL
40000	580100	16008 VILLAGE OF LOMBARD	20160051	28,288.06	HILL AVENUE BRIDGE CONSTRUCTION
40000	580100	16016 CDM SMITH INC	20170019	231,963.78	ARCH DESIGN AND PHASE - TRAIN STATION/UNDERP/
40000	580100	16016 UNION PACIFIC RAILROAD	20200024	19,568.21	TRAIN STATION ENGINEERING
40000	580100	16017 ENGINEERING RESOURCE ASSOC	20180017	8,980.00	VILLAGE GREEN STORM SEWER ENGINEERING
40000	580100	16017 MAURO SEWER CONSTRUCTION	20200064	169,715.00	VILLAGE GREEN STORM CONSTRUCTION
40000	580160	13001 ILLINOIS STATE TREASURER	20180020	193,768.28	CONSTRUCTION - PARK BLVD
40000	580160	13002 ILLINOIS STATE TREASURER	20150024	448,307.12	CRESCENT BLVD CONSTRUCTION
40000	580160	15006 CIVILTECH ENGINEERING INC	20180065	12,549.56	CBD ENGINEERING
40000	580160	15006 LANDMARK CONTRACTORS	20190056	5,789.85	CBD STREETScape MATERIALS
40000	580160	15006 CIVILTECH ENGINEERING INC	20190058	499,323.28	PHASE II ENGINEERING CBD
40000	580160	16009 THOMAS ENGINEERING GROUP LLC	20170025	6,119.88	ENGINEERING SERV KENILWORTH ALLEY PROJECT
40000	580160	19009 WALTER DEUCHLER ASSOCIATES	20180058	5,514.49	ENGINEERING - CUMNOR IMPROVEMENTS
40000	580160	20001 ENGINEERING RESOURCE ASSOC	20200007	39,435.16	ENGINEERING - CUMNOR IMPROVEMENTS
40000	580160	20002 ENGINEERING RESOURCE ASSOC	20200027	1,330.73	ENGINEERING SERV KENILWORTH ALLEY PROJECT
40000	580160	20002 JOHN NERI CONSTRUCTION CO	20200048	10,822.48	ENGINEERING - CUMNOR IMPROVEMENTS
40000	580160	20002 SCHROEDER ASPHALT SERVICES	20200026	199,163.51	ENGINEERING - CUMNOR IMPROVEMENTS
Capital Projects Fund Subtotal: \$				2,389,588.91	

ATTACHMENT A

VILLAGE OF GLEN ELLYN
SCHEDULE OF OPEN ENCUMBRANCES TO BE CARRIED FORWARD TO 2021 BUDGET
AS OF DECEMBER 31, 2020

Account	Project #	Vendor	PO #	Open PO Amount	Description
45000	570105			120,000.00	CIVIC CENTER ELEVATOR MECHANICALS
45000	570105			10,000.00	CIVIC CENTER COPY ROOM/MISC UPDATES
45000	570145			60,000.00	RENO CTR - GARAGE BAY DOOR REPLACEMENTS
Facilities Maintenance Reserve Fund Subtotal: \$				190,000.00	
50100	580100	511 WALTER DEUCHLER ASSOC	20060032	24,437.86	HILL AVE WATER MAIN EXTENSION
50100	580100	511 WALTER DEUCHLER ASSOC	20180025	11,485.93	HILL AVE UTILITY IMPROVEMENTS
50100	580100	13001 ILLINOIS STATE TREASURER	20180020	156,949.51	PARK BLVD CONSTRUCTION
50100	580100	13002 ILLINOIS STATE TREASURER	20150024	113,389.28	CRESCENT BLVD CONSTRUCTION
50100	580100	16005 CIVILTECH ENGINEERING INC	20180065	3,725.12	CBD STREETScape/UTILITY
50100	580100	16005 CIVILTECH ENGINEERING INC	20190058	78,962.75	CBD PHASE II ENGINEERING
50100	580100	16015 BAXTER & WOODMAN, INC	20170009	48,593.44	ROUTE 53 WATER MAIN ENGINEERING
50100	580100	20001 ENGINEERING RESOURCE ASSOC	20200007	16,430.98	2020 STREET RECONSTRUCTION
50100	580100	20002 JOHN NERI CONSTRUCTION CO	20200048	22,657.85	2020 STREET RESURFACING
50100	580100	20002 SCHROEDER ASPHALT SERVICES	20200026	5,020.77	2020 STREET RESURFACING
50100	580100	20003 DONAHUE & ASSOCIATES INC	20200009	34,380.00	IL AMERICAN INTERCONNECT
50100	580110	WATER RESOURCES INC	20190059	27,200.00	PURCHASE & INSTALL COLLECTOR
50100	580110	ELLIOT CONSTRUCTION CORP	20190055	7,300.00	NEWTON GARAGE CONCRETE
50100	580110	METAL MARKETING GROUP	20190057	13,962.50	GARAGE AT NEWTON TOWER
50200	580100	PERFORMANCE PIPELINING INC	20200022	66,021.30	SANITARY SEWER LINING
50200	580100	511 WALTER DEUCHLER ASSOC	20060032	36,889.60	HILL AVE WATER MAIN EXTENSION
50200	580100	511 WALTER DEUCHLER ASSOC	20180025	2,727.48	HILL AVE UTILITY IMPROVEMENTS
50200	580100	13001 ILLINOIS STATE TREASURER	20180020	71,314.84	PARK BLVD CONSTRUCTION
50200	580100	16005 CIVILTECH ENGINEERING INC	20180065	12,730.05	CBD STREETScape/UTILITY
50200	580100	16005 CIVILTECH ENGINEERING INC	20190058	78,962.73	PHASE II ENGINEERING STREETScape
50200	580100	18006 RJN GROUP	20200019	5,675.86	2018 SANITARY SEWER LINING
50200	580100	20001 ENGINEERING RESOURCE ASSOC	20200007	16,397.78	CUMNOR IMPROVEMENTS PROJECT
50200	580100	20002 JOHN NERI CONSTRUCTION CO	20200048	13,708.93	PHASE II ENGINEERING STREETScape
50200	580100	20005 PERFORMANCE PIPELINING INC	20200021	22,690.46	2018 SANITARY SEWER LINING
50200	580110	ELLIOT CONSTRUCTION CORP	20190055	7,300.00	NEWTON GARAGE CONCRETE
50200	580110	METAL MARKETING GROUP	20190057	13,962.50	GARAGE AT NEWTON TOWER
Water/Sewer Fund Subtotal: \$				912,877.52	
53000	580100	WESTERN REMAC	20180057	16,188.00	WAYFINDING SIGNAGE
53000	580100	19010 MA MORTENSON COMPANY	20190011	4,632,793.73	CIVIC CENTER PARKING GARAGE
Parking Fund Subtotal: \$				4,648,981.73	
65000	570155	CURRIE MOTORS FRANKFORT, INC	20200045	77,280.00	THREE HYBRID FORD ESCAPES
Equipment Services Fund Subtotal: \$				77,280.00	
Village Total: \$				8,832,939.80	



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ending December 31, 2021
to Provide Funds for Prior Year Projects, Encumbrances and
Capital Improvements**

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois

This _____ Day of _____, 2021.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 2021.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. _____

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ending December 31, 2021
to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements**

Whereas, the Board of Trustees of the Village of Glen Ellyn on December 14, 2020, passed the annual budget for the Village of Glen Ellyn for Fiscal Year 2021 (January 1, 2021 - December 31, 2021) containing amounts estimated for payment of CURRENT obligations; and

Whereas, certain expenditures have been identified that were planned for or obligated in the prior year and will be paid out in the current fiscal year; and

Whereas, cash reserves are available to be utilized to satisfy expenses obligated in the prior year;

Now, Therefore, be it Ordained by the President and the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The budget for the fiscal year ending December 31, 2021, is hereby amended to provide funds for expenditures budgeted or obligated in Fiscal Year 2020 (January 1, 2020 - December 31, 2020), and carried forward in Fiscal Year 2021 (January 1, 2021 - December 31, 2021) as identified in Attachment A.

Section Two: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this
_____ day of _____, 2021.

Ayes		Kelli Christiansen		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
Nayes		Kelli Christiansen		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
Absent		Kelli Christiansen		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day
of _____, 2021.

Village President

Attest:

Village Clerk

(Published in pamphlet form and posted on the _____ day of _____, 2021.)